

INPUTS

SCHEME DETAILS

Scheme Name	Coventry Stadium, Rugby Road
Local Authority (Drop Down)	Rugby
Region	WEST MIDLANDS

CONSTRUCTION

Total Construction Cost (£)	£29,300,000
Construction Period (No. Of Years)	4.25

If no build cost is available from the client refer to the build cost calculator. If a build cost is available do not use the calculator.

PROPOSED DEVELOPMENT

Residential

No of Residential Units	Market	Affordable	Executive	Total
1 Bed Flat / House				0
2 Bed Flat				0
2 Bed House				0
3 Bed Flat				0
3 Bed House				0
4 Bed House				0
5 Bed House				0
Total	99	25	0	124

If breakdown of resi units by size is unknown, just insert total figures for 'Market', 'Affordable' and 'Executive'

Commercial and Community

Commercial / Community Use		Floorspace (sq.m GEA)	No of Facilities	No of Beds
Retail	High Street Shop (E/F2)			
	Foodstore (E(a))			
	Financial / Professional (E)			
	Restaurant / Café (E(b))			
	Discount Retail Store (Aldi, Lidl) (E(a))			
	Retail Warehousing (Sui Generis)			
	Coffee Shop (E(b))			
Business	Fast Food Restaurant (E(b))			
	Offices (E(g)(i))			
	Small Business Workspace (E(i))			
	R&D Space (E(g)(ii))			
	Light Industrial / General Manufacturing (E(g)(iii)/B2)			
Leisure	General / Smaller Unit Warehousing (B8)			
	Large Scale / High Bay Distribution (B8)			
	Health & Fitness Club / Sports Centre (E(d))			
	Cinema (Sui Generis)			
	Bar (Sui Generis)			
	Budget Hotel (C1)*			
	Mid Scale Hotel (C1)*			
Community	Upscale / Luxury Hotel (C1)*			
	Conference Venue (Sui Generis)			
	Amusements Entertainment Centre (Sui Generis)			
	Health (GP Surgery) (D1)			
	Health (Health Centre) (E(e))			
	Residential Care Home (C2)			
Community	Nursery / Creche (E(f))			
	Primary School (F1)			
	Secondary School (F1)			
	General Community (F2)			
Total		0	0	0

Insert GEA (Gross External Floorspace) floorspace figures

See guidance on 'NOTES' tab for information on converting floorspace to GEA

Insert both the floorspace and the no. of facilities

Insert number of facilities

Insert number of hotels and number of beds

Insert number of facilities and floorspace

Insert number of facilities and floorspace. Average health centre is 1,930sqm

Insert number of facilities and floorspace. See build cost tab for floorspace proxies.

Insert number of Forms of Entry and floorspace. See build cost tab for floorspace proxies.

Insert number of Forms of Entry and floorspace. See build cost tab for floorspace proxies.

NOTE: This floorspace will not generate jobs unless you insert a custom employment density into the blank cells in the assumptions worksheet.

ASSUMPTIONS

CONSTRUCTION IMPACTS

Construction Work Type (Drop Down)	New Housing
Construction Cost Price Year (Drop Down)	2024
Multiplier Impact Geography (Drop Down)	West Midlands

Select the broad type of construction work that your development will require (e.g a residential scheme would be new housing).
 Select the price year of your construction cost estimate.
 Select the geography where you would like to assess the indirect and induced impacts of the proposed development.

Indirect/induced GVA multiplier	2.18
Indirect/induced employment multiplier	2.21
Average first occupation cost per dwelling	£5,500

Source if housing: <https://www.housing.org.uk/globalassets/files/resource-files/eic/local-economic-impact-calculator-2019---methodology.pdf> Source if no housing: <https://www.ons.gov.uk/economy/nationalaccounts/supplyandusetables/datasets/ukinp>
 Source if housing: <https://www.housing.org.uk/globalassets/files/resource-files/eic/local-economic-impact-calculator-2019---methodology.pdf> Source if no housing: <https://www.ons.gov.uk/economy/nationalaccounts/supplyandusetables/datasets/ukinp>
 Source: Research carried out by OnePoll on behalf of Barratt Homes, August 2014

OPERATIONAL IMPACTS

Direct Employment

Source: HCA 2015 & NLP Employment Densities Guide 2016 PLEASE NOTE: Job density ratios relate to GEA floorspace figures except nursery, primary and secondary schools which are GIA (to match DFE measurements)

Commercial / Community Use	Employment Density (sq.m GEA per Job)		Jobs per Facility/ Forms of Entry		Rooms per Job	
	Total	FTE	Total	FTE	Total	FTE
High Street Shop (E/F2)	16	22				
Foodstore (E(a))	14.5	22				
Financial / Professional (E)	17	19				
Restaurant / Café (E(b))	15.5	22				
Discount Retail Store (Aldi, Lidl) (E(a))			48	30		
Retail Warehousing (Sui Generis)	109	115				
Coffee Shop (E(b))	13.5	18				
Fast Food Restaurant (E(b))	11	14				
Offices (E(g)(i))	12.5	14				
Small Business Workspace (E(i))	37	37				
R&D Space (E(g)(ii))	57.5	64				
Light Industrial / General Manufacturing (E(g)(iii)/B2)	42	45				
General / Smaller Unit Warehousing (B8)	64.5	70				
Large Scale / High Bay Distribution (B8)	79	86				
Health & Fitness Club / Sports Centre (E(d))	62.5	86.5				
Cinema (Sui Generis)	131	211				
Bar (Sui Generis)	11	15				
Budget Hotel (C1)*					5	6.5
Mid Scale Hotel (C1)*					3	4
Upscale / Luxury Hotel (C1)*					1.5	2
Conference Venue (Sui Generis)	218	260				
Amusements Entertainment Centre (Sui Generis)	55	72				
Health (GP Surgery) (D1)			18	11		
Health (Health Centre) (E(e))			70	62		
Residential Care Home (C2)	40	51				
Nursery / Creche (E(f))			19	10		
Primary School (F1)			26	17		
Secondary School (F1)			11	9		
General Community (F2)						

THE GENERAL COMMUNITY DENSITY CELLS ARE BLANK FOR YOU TO INSERT A SPECIFIC TO THE SCHEME YOU ARE CURRENTLY WORKING ON.

Net additional impact	100%
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Use 100% as default - reduce if appropriate e.g. to account for leakage based on self-containment rates

Indirect/induced employment multiplier	Multiplier Type	All interventions
	Local Area	1.25
	Region	1.45

Select Multiplier from Drop Down Menu

Source: HCA Additionality Guide, Fourth Edition 2014 - see DMS 14374700

Select Multiplier

RESIDENT EXPENDITURE

OAC Supergroup	Suburbanites
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Identify relevant OAC Supergroup for site at:
<https://mapmaker.cdrc.ac.uk/#/output-area-classification?n=2&lon=-1.0341&lat=51.5085&zoom=7.9>

Weekly Expenditure	Market	£	556.30
	Affordable	£	451.70
	Executive	£	762.84

Source:ONS Family Spending Survey 2020 (2021 edition)
 Note: using Hard-pressed Living OAC Supergroup 8
 Note: 20% higher than Cosmopolitans OAC Supergroup 2

UK Average	£	585.20
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Regional comparator	WEST MIDLANDS	£ 525.20
	Ratio	89.75%



Expenditure Retention	% expenditure retained
Local Level (under 10 miles)	12.0%

Obtain expenditure retention rate from Council's retail study if available

FISCAL/ LPA REVENUE

Council Tax

Local Authority	Rugby
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Year	2023/24
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Source (url or DMS): https://www.rugby.gov.uk/directory_record/55010/brandon_and_bretford

Council Tax Band	Annual Council Tax Charge (£)
A	£1,443
B	£1,683
C	£1,924
D	£2,164
E	£26,645
F	£3,126
G	£3,607
H	£4,328

Obtain Council Tax charges by band from Local Authority's website

Business Rates

VOA data can be accessed at: <https://www.tax.service.gov.uk/business-rates-find/search>

Choose the VOA Code/Category that best matches the type of commercial/community use proposed

Local Authority	Rugby
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Business Rates update

User inputs => floorspaces and rateable values (as previous).

Evaluate then calculates which multiplier should be applied depending on the location and rateable value of the development. Row G informs the user the exact value of the multiplier applied (Row H states what multiplier this is eg. English Standard Rate).

Commercial / Community Use	VOA Code and Category	Average £ per m2	Total Rateable Value (£)	Multiplier value applied
High Street Shop (A1)	CS - Shop and Premises			
Foodstore (A1)	CS9 - Superstore and Premises			
Financial / Professional (A2)	CS1 - Bank and Premises			
Restaurant / Café (A3)	CR - Restaurant and Premises			
Discount Retail Store (Aldi, Lidl) (A1)	CS - Shop and Premises			
Retail Warehousing (A1)	CW - Warehouse and Premises			
Coffee Shop (A3)	CR1 - Café and Premises			
Fast Food Restaurant (A5)	CR - Restaurant and Premises			
Offices (B1a)	CO - Offices and Premises			
Small Business Workspace (Mixed B)	CO - Offices and Premises			
R&D Space (B1b)	Research Laboratories and Premises			
Light Industrial / General Manufacturing (B1c/B2)	IF - Factory and Premises (IF2/IF3)			
General / Smaller Unit Warehousing (B8)	IF - Factory and Premises (IF2/IF3)			
Large Scale Distribution (B8)	CW - Warehouse and Premises			
Health & Fitness Club / Sports Centre (D2)	LI - Sports Centre and Premises			
Cinema (D2)	LT - Cinema and Premises			
Bar (A3)	CL - Public House and Premises			
Budget Hotel (C1)*	CH - Hotel and Premises			
Mid Scale Hotel (C1)*	CH - Hotel and Premises			
Upscale / Luxury Hotel (C1)*	CH - Hotel and Premises			
Conference Venue (D2)	Conference Room			
D1, Education and Training	LI - Sports Centre and Premises			
Health (GP Surgery) (D1)	MH1 - Health Centre and Premises			
Health (Health Centre) (D1)	MH1 - Health Centre and Premises			
Residential Care Home (C2)	MR1 - Home and Premises			
Nursery / Creche (D1)	EN1 - Day Nursery and Premises			
Primary School (D1)	EL / EP - School and Premises			
Secondary School (D1)	EL / EP - School and Premises			
General Community (D1/D2)	LC - Community Centre and Premises			

Business Rate Multiplier Region	England
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Different standard and small-business multipliers across the England, Scotland, Wales, and City of London regions

% Retained by Local Authority	40%
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https://www.rugby.gov.uk/downloads/file/3560/statement_of_accounts_20212022

Business Rates

The Council sets its business rates income budget on 31 January each year and it was anticipated that the Council would generate (£52.008m) net business rates income during 2021/22 with Rugby Borough Council retaining (£6.114m).

The outturn position is shown below.

2021/22	Variance
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OUTPUTS

CONSTRUCTION IMPACTS

Direct	Total Capital Investment (2011 Prices)	£22,464,101
	Total Capital Investment (Entered Value)	£29,300,000
	Construction Period (Years)	4.3
	FTE Jobs (p.a.)	105
	GVA (p.a.)	£7,222,435
Indirect and Induced	FTE Jobs (p.a.)	127
	GVA (p.a.)	£8,522,474
Total	FTE Jobs (p.a.)	232
	GVA (p.a.)	£15,744,909

OPERATIONAL IMPACTS

Direct Employment and GVA

Commercial / Community Use	Direct Jobs		Direct GVA (p.a.)		Direct Wages
	Total	FTE	Total	FTE	FTE
High Street Shop (E/F2)	-	-	£0	£0	£0
Foodstore (E(a))	-	-	£0	£0	£0
Financial / Professional (E)	-	-	£0	£0	£0
Restaurant / Cafe (E(b))	-	-	£0	£0	£0
Discount Retail Store (Aldi, Lidl) (E(a))	-	-	£0	£0	£0
Retail Warehousing (Sui Generis)	-	-	£0	£0	£0
Coffee Shop (E(b))	-	-	£0	£0	£0
Fast Food Restaurant (E(b))	-	-	£0	£0	£0
Offices (E(g)(i))	-	-	£0	£0	£0
Small Business Workspace (E(i))	-	-	£0	£0	£0
R&D Space (E(g)(ii))	-	-	£0	£0	£0
Light Industrial / General Manufacturing (E(g)(iii)/B2)	-	-	£0	£0	£0
General / Smaller Unit Warehousing (B8)	-	-	£0	£0	£0
Large Scale / High Bay Distribution (B8)	-	-	£0	£0	£0
Health & Fitness Club / Sports Centre (E(d))	-	-	£0	£0	£0
Cinema (Sui Generis)	-	-	£0	£0	£0
Bar (Sui Generis)	-	-	£0	£0	£0
Budget Hotel (C1)*	-	-	£0	£0	£0
Mid Scale Hotel (C1)*	-	-	£0	£0	£0
Upscale / Luxury Hotel (C1)*	-	-	£0	£0	£0
Conference Venue (Sui Generis)	-	-	£0	£0	£0
Amusements Entertainment Centre (Sui Generis)	-	-	£0	£0	£0
Health (GP Surgery) (D1)	-	-	£0	£0	£0
Health (Health Centre) (E(e))	-	-	£0	£0	£0
Residential Care Home (C2)	-	-	£0	£0	£0
Nursery / Creche (E(f))	-	-	£0	£0	£0
Primary School (F1)	-	-	£0	£0	£0
Secondary School (F1)	-	-	£0	£0	£0
General Community (F2)	-	-	£0	£0	£0
Total	-	-	£0	£0	£0

Indirect and Induced Jobs

	Total Indirect Jobs (FTE)
Local	-
Regional	-

RESIDENT EXPENDITURE IMPACTS

Resident Expenditure	Total First Occupation Expenditure	£682,000	Jobs Supported (FTE)			
			Local area (under 10 miles)			
			1			
	Total Gross Expenditure (p.a.)	£3,097,210				
	Total Net Additional Expenditure (p.a.)					
	Local (under 10 miles)	£256,956				
	Jobs Supported (FTE)		Retail	Leisure	Hospitality & Catering	Other
	Local (under 10 miles)		1	0	0	1
Total Local Jobs (First Occupation and Net Additional Expenditure)	3					

FISCAL/LPA FINANCE IMPACTS

Council Tax	Annual Payment	£556,952
Business Rates	Gross Annual Payable	£0
	Annual Payment to LA	£0