

Langley SUE, Sutton Coldfield

Savills Economic Benefits and Social Value Summary

Savills has been commissioned by Langley Sutton Coldfield Consortium to undertake an initial assessment of the economic benefits and social value generated by the proposed development of Langley SUE.

The following provides a summary of the key findings of the assessment.

The Scheme






The proposal is for a mixed-use, residential-led development on land to the west of the A38 and east of Sutton Coldfield, known as Langley Sustainable Urban Extension. The proposals comprises of up to 5,500 homes (of which 35% are intended to be affordable), up to 70,000 sqm (GIA) mixed-use floorspace in a mixture of Use Classes (including commercial, hotel and community uses), a secondary school (with sixth form) and up to 3 no. primary schools, together with up to 6 no. nursery / early years units, internal road and extensive green infrastructure network.

Impact of Covid-19

Please note that the current Coronavirus crisis will have a major impact on demand and values in the short to medium term. The analysis and conclusions should be considered as potentially relevant to the situation once the UK economy has recovered from the most significant impacts of Coronavirus. It is too early to estimate how the crisis will impact on trends, and for example how strong the rebound will be and to what degree there is a change in the composition of demand and activities in the post Coronavirus crisis world. Our findings should be kept under review as the situation evolves.

The Proposal



-  **Residential**
Up to 5,500 new dwellings (including up to 35% affordable)
-  **Commercial and Community Space**
Up to 70,000 sqm mixed use floorspace, including commercial, hotel and community uses.
-  **Secondary and Primary School**
Land for a 9FE Secondary School, Sixth Form and up to 3no. 3FE Primary Schools
-  **Nurseries and Health**
Land for up to 6 new nurseries and health centre
-  **Open Space**
Significant areas of new open and green spaces.

Estimated Economic Benefits

ESTIMATED CONSTRUCTION JOBS PER ANNUM



~550 Construction Jobs p.a.

Estimated gross on-site construction jobs based on a peak 12 month build out period*. 473 of these jobs will be taken up by West Midlands residents and 331 jobs will be taken up by residents of Birmingham.

ESTIMATED PERMANENT OPERATIONAL JOBS



1,449 Operational Jobs

Estimated on-site operational jobs including an estimated 577 homeworkers.

ESTIMATED RESIDENT LOCAL SPENDING PER ANNUM



£100.6 Million p.a.

Estimated resident Spend per annum captured in local area.

ESTIMATED GROSS VALUE ADDED PER ANNUM



£74.9 Million p.a.

Estimated GVA net per annum. The additional employment on site will lead to gross value added to the local economy through the wider economic effects created by the Project.

ESTIMATED COUNCIL TAX PER ANNUM



~£6 Million p.a.

Estimated Council Tax per annum based on additional homes delivered.

ESTIMATED BUSINESS RATES PER ANNUM



~£4 Million p.a.

Estimated Business Rates per annum based on additional ratable floorspace.

Social Value

ESTIMATED GREENING FACTOR



90 Ha Green Infrastructure

Estimated total green infrastructure area on site as part of the development proposals. This equates to circa. 30% of the overall site area, equivalent to 126 football pitches.

ESTIMATED AFFORDABLE HOUSING PROVISION



~2,000 Affordable Homes

Estimated number of affordable homes delivered on site, which equates to around 35% of the total number of homes delivered on site.

ESTIMATED SAVINGS FROM UNEMPLOYMENT REDUCTION



~£550,000 p.a.

Estimated value of previously unemployed JSA claimants returning to work during the construction period.

ESTIMATED SUPPORTING LOCAL BUSINESSES BENEFIT



~£99 Million

Estimated total value of local procurement during the construction period assuming 10% of all monies spent locally.

We assume some of construction workers working on the Proposed Development will be classified as previously unemployed. This assumption applies to 10% of the construction workforce. This is based on the track record of similar projects and the number of Job Seeker's Allowance (JSA) claimants recorded in the construction sector.

