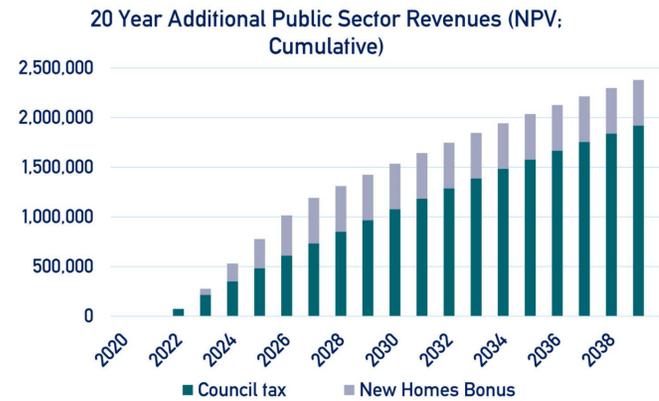
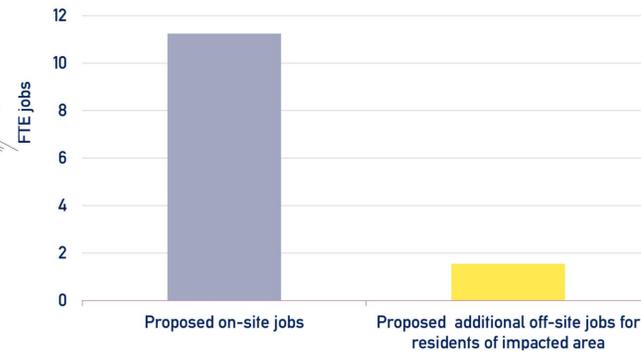


### ECONOMIC BENEFITS SUMMARY



### THE PROPOSAL

The outline proposal is for the redevelopment of Wolvey Campus for circa 90 dwellings. The development includes a range of terraced, semi-detached and detached houses. The units vary in size from 2-4 bedroom properties.

There is a significant amount of employment space onsite currently in the form of offices, light industrial type space and storage units. These premises are currently occupied by Galliford Try Construction Ltd. The lease on these premises is due to end in 2021 and will not be up for renewal. The land has been allocated for housing development in the Rugby Borough adopted Local Plan (June 2019). This assessment therefore treats the site as vacant and assesses the additional economic benefits of the Proposed Development in this context.

#### RESIDENTIAL

An illustrative masterplan has been prepared to support the outline planning application which shows the site could accommodate a housing mix of approximately 75-80% 2 & 3 bed properties and 20-25% 4 bedroom properties. Affordable housing will be provided in line with adopted planning policy.

#### OPEN SPACE

The site will be located in a landscaped setting, with green and blue networks created throughout.

### ECONOMIC BENEFITS

The Proposed Development will provide direct and indirect job opportunities during the construction period. While the scheme does not propose employment land uses, it may provide permanent job opportunities due to the existing, and growing, propensity for home-based economic activity.

#### PERMANENT ON-SITE JOBS (FTE)



#### AVERAGE CONSTRUCTION JOBS PER YEAR



#### AVERAGE CONSTRUCTION JOBS PER YEAR



#### GROSS VALUE ADDED



### LOCAL AUTHORITY REVENUES

Rugby Borough Council will also benefit from additional local government revenues generated by the scheme including council tax, and new homes bonus.

#### NEW HOMES BONUS (NHB)



#### COUNCIL TAX INCOME



#### CUMULATIVE INCOME



These figures are based on our understanding of the scheme and a range of assumptions. Estimates of benefits are subject to uncertainties. Our assumptions and calculations are based on good practice, guidance and available data. Our analysis assumes that by the time the scheme is developed the local plan and UK economies will have largely recovered from the impact of the Coronavirus crisis. We estimate that actual impacts are likely to be in a range of +/- 20% of the estimated figures given.