



## Notice of a public meeting of

### Decision Session - Combined Executive Member Decision Session

**To:** Councillor Douglas, Leader of the Council and Executive Member Policy, Strategy and Partnerships

**Date:** Tuesday, 3 February 2026

**Time:** 10.00 am

**Venue:** West Offices - Station Rise, York YO1 6GA

### AGENDA

#### **Notice to Members – Post Decision Calling In:**

Members are reminded that, should they wish to call in any item\* on this agenda, notice must be given to Democratic Services by **4:00pm on Tuesday, 10 February 2026**.

\*With the exception of matters that have been the subject of a previous call in, require Full Council approval or are urgent which are not subject to the call-in provisions. Any items that are called in will be considered by the Corporate Scrutiny Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **5:00pm on Friday, 30 January 2026**.

#### **1. Appointing a Chair**

To confirm arrangements for chairing the meeting as follows:

Councillor Douglas – All agenda items.

#### **2. Apologies for Absence**

To receive and note apologies for absence.

**3. Declarations of Interest** (Pages 5 - 6)

At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

[Please see the attached sheet for further guidance for Members.]

**4. Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee. Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is **5:00pm on Friday, 30 January 2026**.

To register to speak please visit [www.york.gov.uk/AttendCouncilMeetings](http://www.york.gov.uk/AttendCouncilMeetings) to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

**Webcasting of Public Meetings**

Please note that, subject to available resources, this meeting will be webcast including any registered public speakers who have given their permission. The meeting can be viewed live and on demand at [www.york.gov.uk/webcasts](http://www.york.gov.uk/webcasts).

**5. The York Prospectus – Economic and Social Value Analysis Report** (Pages 7 - 100)

This report invites the Leader to review the analysis and approve it as a key part of the York prospectus, to inform future business cases and prioritisation.

## **6. Urgent Business**

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

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For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

## Alternative formats

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Ta informacja może być dostarczona w twoim własnym języku. (Polish)

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### Declarations of Interest – guidance for Members

- (1) Members must consider their interests, and act according to the following:

Type of Interest	You must
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) <b>OR</b> Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) <b>OR</b> Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations,

and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.



<b>Meeting:</b>	Combined Executive Member Decision Session – Executive Member for Policy, Strategy and Partnerships
<b>Meeting date:</b>	3 February 2026
<b>Report of:</b>	Garry Taylor, Director of City Development
<b>Portfolio of:</b>	Cllr Claire Douglas, Leader of the Council and Executive Member for Policy, Strategy and Partnerships

## **Decision Report: The York Prospectus – Economic and Social Value Analysis Report**

### **Subject of Report**

1. On 4 November 2025, Executive approved *York's Prospectus – Going for Good Growth with Innovation, Culture and Heritage at Our Heart* (the prospectus).
2. The prospectus sets out York's response to the York and North Yorkshire Combined Authority's (YNYCA) Local Growth Plan, detailing opportunities that are designed to have a significant local and regional benefit, improving opportunity for York's residents and businesses.
3. The prospectus signals a clear commitment that in collaboration with YNYCA, public, private and community partners, we can deliver multiple benefits for residents and businesses, attracting additional investment into economic and housing growth, clean energy, improved environment, digital and transport infrastructure.
4. To ensure the projects identified within the prospectus provide long-term value to the city, City of York Council commissioned Sewells Advisory [Who are we - Sewell Group](#), an independent consultancy, to conduct an assessment of economic and social value analysis.

5. The Executive report of 4 November 2025 committed Officers to bring a report to an Executive Member Decision Session once this analysis had been completed.
6. **Annex A** is the independent analysis of the economic and social value of each project. It identifies significant economic and social value across the projects in the prospectus (£12.1bn combined social, economic and environmental impact) noting duplication has been removed in the overall figures.
7. This report invites the Leader to review the analysis and approve it as a key part of the prospectus, to inform future business cases and prioritisation.

## Benefits and Challenges

8. The economic and social value analysis provides a clear review of the broad value of each project listed in the prospectus. It provides confidence that the projects included in the prospectus deliver both economic opportunity to York's residents and businesses and also ensure wider societal benefit is secured.
9. This analysis will be instrumental in making the case for investment to YNYCA, the Government and other potential investors. For example, the analysis can be used to make the case that the projects identified in the prospectus align with the YNYCA's Growth Plan ambition to be driven by inclusive growth.
10. A challenge of adopting this analysis is there will be a requirement to keep it regularly updated. Due to the embryonic stage of some of the projects identified in the prospectus, a range of assumptions have been used where required. Consequently, as these projects move further toward delivery and assumptions are validated with evidence, the analysis may change. This will alter the economic and social return on investment identified.
11. Further, the prospectus is a 'live' document. As projects are completed, they will move out of the prospectus and replaced with other opportunities in the city. Analysis will be required for the new projects.
12. The proposed cost of the projects will change, and likely increase, due to inflationary and supply chain costs. This analysis



represents a moment in time, and more in-depth and evidenced analysis will be required to complete HM Treasury ready business cases. It does however help provide confidence that the council and partners are focused on the right areas and provides a basis for prioritisation.

13. The assessment has been based on assumptions derived from similar projects with sources listed. This means it is not yet possible to completely verify the analysis with further work through the business case to test assumptions and confirm the analysis. It does however provide a strong starting position and sets out a clear benefit to the projects included in the prospectus.

## **Policy Basis for Decision**

14. York's Prospectus has been designed to steer delivery over decades. It embeds the vision articulated in York 2032, which is the 10-Year City plan, and acts as a strategic delivery plan to meet the ambitions described in York 2032.
15. It is informed by the city's 10-year strategies (Joint Health and Wellbeing 2022-2032, Economic Growth 2022-2032, Climate Change 2022-2032), the Council Plan 2023-2027, and is aligned to national policy such as the Industrial Strategy, Get Britain Working, and 10 Year NHS Plan, together with aligning to regional policy set out in the YNYCA Local Growth Plan.
16. York 2032, York's 10-Year City Plan vision, was co-designed with city partners and states that York will be "a vibrant, prosperous, welcoming and sustainable city, where everyone can share and take pride in its success."
17. The Council Plan 2023-2027 takes a step towards the 10-Year Plan, by setting out a vision and series of actions that would "establish the conditions to make the city of York a healthier, fairer, more affordable, more sustainable and more accessible place, where everyone feels valued, creating more regional opportunities to help today's residents and benefit future generations."
18. The prospectus focuses on delivering EACH, the four core commitments:
  - Equalities: the proposals provide opportunity for all, with many targeting areas of deprivation

- **Affordability:** More affordable housing will be delivered both by Unlocking the Local Plan and developing a new pipeline of the next Housing Delivery Programme. Active travel and bus projects will help people afford to travel to work or education, and more well-paid jobs in the city will contribute to higher disposable household incomes.

In addition, investment secured by the prospectus will set an expectation that the Social Value Outcome framework is activated through procurement, meaning the investment will benefit the city's most deprived communities.

- **Climate:** enhancing the environment and delivering greater sustainability measures, including an ambition to be the UK's first net exporter of renewable energy are included in the prospectus. Regeneration, transport and housing schemes will embed sustainability principles from the outset.
- **Health:** All the proposals contribute to reducing health inequalities through providing more and better jobs, more affordable safe housing and greater social connections, with Health in All Policies included in the design principles. Reducing dependency on secondary care and preventing people from living in poor health is a key outcome of the prospectus.

19. The economic and social value analysis for the prospectus reinforces the benefits of the projects contained within the prospectus. In line with HM Treasury's Green Book Guidance, the methodology draws on a recognisable social value evaluation model, LOOP, to quantify the social, environmental and economic return on investment generated by the projects, together with the National TOM Framework (Theme, Outcomes, Measures).
20. The analysis also aligns to the ambition of the Council to consider social value more broadly in its interaction with the city. The Council recognises that extractive economic policies do not provide long-term benefit to the city. Social value analysis can support this position by identifying how Council and partner projects provide societal return on investment, prioritising resource to deliver more for the city.

## **Financial Strategy Implications**

21. Delivering York's Growth Ambitions set out in the prospectus will be funded through investment from bodies external to CYC (for example YNYCA, government departments, private and public sector partners, etc.). This means delivery is predicated on identifying and securing this external investment. Should this investment not be secured, then the proposals outlined in the York Prospectus will not be delivered.
22. All figures are indicative and as yet none of the figures are committed. The total ask (indicative capital requirement) included in the report is the ask from the council to deliver the project, so the additionality the council will attract to progress the project. In some cases, this will be distributed on to partners to deliver (for example the Cordukes Centre is led by York St John University). It might not in all cases represent the totality of the capital ask which will be secured through investment discussions with the private sector.
23. The benefits shown are the return on the council funding ask, with the full business case then exploring the totality of the capital required and the benefits to both the council, any additional public funded grants, and private sector investors. This means the full business case is anticipated to show a different return for the whole city, dependent on the totality of capital ask once better understood. For the purposes of the report, it has not always been possible to include the total capital ask due to the embryonic nature of some of the projects, however it is a mixed picture and the report makes clear where information is assumptive (shown in red) or based on existing business cases or profiling (shown in green).
24. From the independent assessment it is clear there is untapped potential across the city. By working collectively with city partners, there is an incredible opportunity to drive up economic growth, increase the number of affordable homes, and establish the conditions to create a healthier, more accessible, and sustainable city.
25. There are no additional financial implications arising from the additional economic and social value analysis that has been conducted.

## Recommendation and Reasons

26. *To approve the economic and social value analysis of the York prospectus projects for inclusion as an accompanying document to the prospectus*

Reason: To provide a detailed overview of the economic and social value that the projects will bring to York's residents and businesses, highlighting their broad value to potential investors (YNYCA, Government, private investors).

## Background

27. York's Prospectus aims to deliver approximately 3,000 more homes and over 750 more jobs, together with enhanced health and community services, world-class innovation, culture and heritage and accessible and inclusive adult skills pathways inspired by the research and innovation taking place across the city.
28. York's Prospectus is a continuation of the Mayoral Pipeline of Proposals, approved by the Leader in July 2024. It has been developed to respond to the Local Growth Plan, recently approved by YNYCA, which is in response to the national Industrial Strategy.
29. The Corporate Scrutiny Committee discussed York's Prospectus in September 2025, suggesting several amendments now contained within the prospectus whilst also reflecting the need for clarity around economic and social value of the projects identified in the prospectus to enable prioritisation to take place.
30. The projects within the prospectus are the economic, skills, transport, housing, and environmental projects that will collectively make the biggest impact to the quality of life for residents, improving health and reducing inequalities.
31. The economic and social value analysis (**Annex A**) of the prospectus follows the approval of the York Prospectus at the meeting of Executive on 4 November 2025.
32. The analysis has been conducted by Sewells Advisory, [Who are we - Sewell Group](#), an independent consultancy, commissioned by

the council to conduct an assessment of economic and social value analysis.

33. The methodology used in the analysis follows the below process:
  - a) Project review and data collection – a comprehensive review of the existing data and identifying any gaps
  - b) Evidence based assumptions – where data is unavailable assumptions are derived from comparable initiatives and presented as “red” assumptions which would need to be validated through more detailed business case development and for now, draw on comparable initiatives.
  - c) Mapping to strategic outcomes – outcomes are linked to the EACH framework to ensure the social economic and environmental impacts are understood in line with local and national priorities
  - d) Quantification of social value – LOOP translates inputs and outcomes into monetary and non-monetary social value metrics, including wider community benefits and employment benefits including construction and operational phases
  - e) Lifecycle assessment – analysis spans 25 years (October 2025 to October 2050) capturing the full lifecycle benefits of each investment.
  - f) Reporting – the report has been reviewed to ensure consistency and alignment with both LOOP and TOM.
34. The social value was assessed against the EACH commitments to see how well the project contributes to one or more of these priorities.
35. The analysis in Annex A will be a key tool for informing discussions with YNYCA, to demonstrate alignment to the Local Growth Plan and regional social and economic benefits. This will be critical to unlocking future investment in the city.
36. The York Prospectus will take decades to deliver and as a result, it is the Council Plan priorities of the day, which will inform the design principles of projects as following investment, they move from proposals through into delivery. The economic, social and environmental analysis in Annex A is an objective perspective on the potential value of each project. However, once the proposal moves into delivery there will be opportunity to rebalance different aspects, for example putting greater emphasis of the

environmental benefits, the social value or the economic opportunity to align with the Council Plan's priorities.

## Consultation Analysis

37. The council commissioned the economic and social value analysis with information on each project provided where possible from partners or officers, providing an evidence base for analysis. However, the analysis was conducted independently of the council and partners and has been developed from a series of published assumptions and a supporting evidence base.
38. Relevant city partners were approached with the independent analysis to give opportunity for comment and reflection about the assumptions made to derive the value.
39. The prospectus itself was co-designed with officers from across the council. It was initially informed by the Mayoral Pipeline of Proposals which Scrutiny Committees were consulted on in 2024, together with discussion with key partners. The proposals were presented to the Mayoral Combined Authority in December 2024 for their consideration for inclusion in the Local Growth Plan as it developed. It was discussed with several partners who contributed their own aspirations, including during City Leader events in January, April and June 2025.

## Options Analysis and Evidential Basis

40. The Leader of the Council and Executive Member for Policy, Strategy and Partnerships is invited to:

**Approve the economic and social value analysis** – this would provide an evidence base that can accompany the prospectus as it is presented to third parties, support investment discussions, inform prioritisation and support detailed business case development.

Or

**Reject the economic and social value analysis** – the prospectus would continue to be used by the City of York Council following its approval at Executive however it would lack a detailed evidential base that could be used to make both an economic and social case for investment in York, and provide the basis to further

explore the assumptions through detailed business case development.

## **Organisational Impact and Implications**

**Financial** - This report outlines the ambition for the city, with a number of very complex, high value potential projects outlined in the annex to the report. There are no immediate financial implications for the Council because there is an assumption that external funding will be secured to deliver on this ambition. This external funding will therefore need to cover all the costs to the Council, including the finance, procurement and legal costs associated with what is a wide range of very significant projects. Should external funding not be secured, or if it was not able to fund delivery costs such as support services, then the scheme would not be able to progress. We are unable to accept funding that would ultimately increase the Council's running costs.

**Human Resources (HR)** - There are no HR implications contained within this report.

**Legal** - Any works, supplies of goods and/or services relevant to the projects within the Prospectus must be commissioned in line with the Council's Contract Procedure Rules and (where applicable) the Procurement Act 2023. Any external grant funding for the projects detailed within the Prospectus must be compliant with the Subsidy Control Act 2022. All contracts and grant funding terms and conditions will require the advice and input of Legal Services.

**Procurement**- Whilst there are no direct procurement implications relating to report itself, procurement will be a main tool used to deliver some of the upcoming priorities through contracts. Should any priorities require procurement, all works and/or services must be procured via a compliant, open, transparent, and fair process in accordance with the council's Contract Procedure Rules and where applicable, the Procurement Act 2023. Further advice regarding the procurement process and development of procurement strategies must be sought from the Commercial Procurement team.

**Health and Wellbeing** - The wide range of schemes evaluated in this report demonstrate significant potential economic value for the city, and social value as measured by social and environmental metrics also shows positive net impacts which should benefit public health.

**Environment and Climate** - To meet our climate change ambitions and support sustainable growth, it is crucial that we decouple economic growth and greenhouse gas emissions. The prospectus proposes priority projects that support this aim and the wider climate change ambitions for the city.” The prospectus supports the ambitions of the York Climate Change Strategy, specifically objectives 2.3 Move away from fossil fuel heating systems, 3.2 Increase uptake of active travel and public transport, 5.3 Grow the green economy, 7.1 Increase renewable energy generation.”

**Affordability** - The prospectus reflects activity to improve affordability in the city for residents and is therefore a positive development for the city.

**Equalities and Human Rights** - The equalities impacts are assessed within the EIA published with the Executive report in November 2025.

**Data Protection and Privacy** - The data protection impact assessment (DPIAs) screening questions were completed for the recommendations and options in this report and as there is no personal, special categories or criminal offence data being processed to set these out, there is no requirement to complete a DPIA at this time. However, this will be reviewed following the approved recommendations and options from this report and a DPIA completed if required.

**Communications** - The delivery of the York prospectus will be supported by the proposed multi-agency joint communications approach, set out within the council’s draft communications strategy 2025-27. This seeks to focus the joint communications resource of key partners across the city to support the issues of highest priority citywide. The prospectus helps to inform this programme. The council’s communications team will continue to work alongside communications colleagues from the combined authority to ensure a coordinated approach to key projects, as appropriate.

**Economy** - The prospectus sets out a bold and ambitious pipeline of transformative projects and programmes for the City, that through collaborative action and investment with partners including the mayoral Combined Authority and government, will play a crucial role in helping York to grow and develop in a way that optimises benefits, minimises impacts and best meets the needs of our communities. The collegiate approach to the development of the prospectus is particularly welcomed, and its place in helping to shape our economic growth and support our most marginalised and deprived communities is warmly anticipated.



## Risks and Mitigations

- **Timeliness:** if the analysis is not regularly updated to reflect the latest position of projects or inflationary pressures, it would no longer be a useful summary of social or economic benefits. Mitigation will be through regular review processes.
- **Robust delivery:** the economic and social return on investment identified in the analysis might not be realised. Whilst the base return will shift as projects are advanced, project outcomes will be defined and developed in accordance with analysis to provide a consistent and equitable approach to understanding benefits and opportunities.
- **Benefit inflation:** there is a risk that the value of the benefits identified in the analysis are inflated. This is partially as a result of the number of unverified assumptions, and partially due to missing or unknown information that will reduce the value. It is recognised that the analysis is an independent verification of the benefits, and that details may vary as more robust business cases, based on the Green Book, are developed. However, for the purposes of early discussions and investment negotiations, there is sufficient information to identify those projects that are of interest.
- **Financial/funding:** The potential economic and social value identified for each project should not be considered as an actual or verified value until further more detailed business case development has taken place. The council has made clear that investment decisions are not expected to be made on the basis of Annex A, rather it should be used to direct further discussions.
- **Assumptions:** have been used to assess the economic or social value as noted in Annex A. For some projects, the assumptions can outweigh the verified information and there is a risk decisions are made on an assumptive evidence base. The analysis has made clear where the assumptive evidence is used, and it is expected this information will be tested and verified through detailed business case development.
- **Expectations:** There is no suggestion that any of the projects will be delivered without further investment from the private or public sector.

With this in mind, the council will be clear that although there is significant untapped potential in the city, it will remain locked without considerable and sustained investment.

## Wards Impacted

41. All Wards.

## Contact details

For further information please contact the authors of this Decision Report.

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<b>Report approved:</b>	Yes
<b>Date:</b>	23/01/2026

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<b>Report approved:</b>	Yes
<b>Date:</b>	23/01/2026

## Background papers

Executive approval of York's Prospectus – Going for Good Growth with Innovation, Culture and Heritage at Our Heart [Agenda for Executive on Tuesday, 4 November 2025, 4.30 pm](#), item 15

English Devolution White Paper : [English Devolution White Paper - GOV.UK](#)

The UK's Industrial Strategy [\*Invest 2035: the UK's modern industrial strategy - GOV.UK\*](#)

Regional Economic Framework: [Economic Framework: Guiding Prosperity in York & North Yorkshire](#)

Combined Authority approve Local Growth Priorities: [241002-YNYCA-Item-5-York-and-North-Yorkshire-Combined-Authority-Strategic-Growth-Priorities.pdf](#)

Combined Authority approve The Local Growth Plan [Agenda for York and North Yorkshire Combined Authority on Friday, 18th July, 2025, 3.00 pm - York and North Yorkshire Combined Authority > Mayoral Combined Authority](#) item 8

Council approves 10-Year Plan (York 2032) and Strategy and Policy Framework [Agenda for Council on Thursday, 15 December 2022, 6.30 pm \(york.gov.uk\)](#) item 36

Council approves the Council Plan 2023-2027 [Agenda for Council on Thursday, 21 September 2023, 6.30 pm \(york.gov.uk\)](#) item 6

Executive approves updated Strategy and Policy Framework and the Local Transport Strategy 2024-2040 [Agenda for Executive on Thursday, 18 July 2024, 4.30 pm](#) item 16:

Leader approves Mayoral Pipeline of Proposals: [Agenda for Decision Session - Executive Leader, Policy, Strategy and Partnerships on Wednesday, 17 July 2024, 10.00 am](#) item 5

Scrutiny reviews York's response to the Local Growth Plan [Agenda for Economy, Place, Access and Transport Scrutiny Committee on Tuesday, 10 December 2024, 5.30 pm](#) item 5

Scrutiny reviews York's Prospectus [Agenda for Corporate Scrutiny Committee on 8 September 2025, 5:30pm](#) item 6

## **Abbreviations**

YNYCA – York and North Yorkshire Combined Authority

## **Annexes**

**Annex A:** Economic and Social Value Analysis of the York Prospectus

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# Economic and Social Value Assessment of York's Growth Ambitions

As of January 2026



# Foreword

The York Prospectus, approved by the Council's Executive in November 2025, sets out a bold plan for the future of our city. It shows how York can become even more vibrant, prosperous, welcoming, and sustainable.

At the heart of this plan is the idea of good growth. This means growing our economy in a way that benefits everyone. It is about creating prosperity while also making sure our city supports the people who live here now and in the years to come, offering opportunities for all.

Good growth is about more than money. It is about creating jobs, helping people learn new skills, and supporting local businesses, charities, and community groups. It also means caring for our environment, improving biodiversity, and making York a healthier place to live.

This report uses a trusted, independent method to understand the full social value of the York Prospectus. For the first time, it shows the wider benefits these ambitions could bring, including the potential for over 40,000 construction jobs and 2,700 operational jobs. A total of £12.1bn social value (combined economic, environmental and social benefit), highlights the huge potential of York and the people who call it home.

Turning this vision into reality will take teamwork. By working together across the public and private sectors, we can attract investment and deliver real benefits for our communities.

York already has many strengths: strong rail connections, world-class research, and a deep commitment to sustainability and fairness. But our greatest strength is our people.

I will continue to speak up for York and for everyone who lives here.

Cllr Claire Douglas

Leader of City of York Council

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# Executive Summary

## Purpose of the Report

- Assesses social, economic, and environmental value of Prospectus projects.
- Aligns with three strategic outcomes:
  1. Delivering Economic Growth – innovation, investment, jobs.
  2. Facilitating Growth – housing, transport, digital connectivity.
  3. Growth for All – inclusion, access, equality.
- Outcomes mapped to the EACH Framework: Equalities & Human Rights, Affordability, Climate, Health.

## Methodology (Summary)

A five-stage framework ensures consistent, transparent, and evidence-based analysis:

- **Baseline:** Review Prospectus and data to establish a consistent foundation.
- **Local Needs:** Align projects with York's demographic and community priorities.
- **Impact Measurement:** Use LOOP and National TOMs to quantify social, economic, and environmental value.
- **Collective Impact:** Assess synergies and city-wide contribution.
- **Reporting:** Present outcomes and ROI to inform investment decisions.

## Scope

- Assessment covers 18 priority projects identified in the York Prospectus with its strategic goals. Several projects have been further broken down into sub-projects, resulting in 22 projects assessed.
- Projects span infrastructure, regeneration, housing, transport, skills, innovation, and sustainability.
- Each project is evaluated for its social, economic, and environmental impact using the EACH framework (Equalities & Human Rights, Affordability, Climate, Health).
- The analysis demonstrates both individual project outcomes and the collective contribution to York's long-term growth and wellbeing.

## Outcome

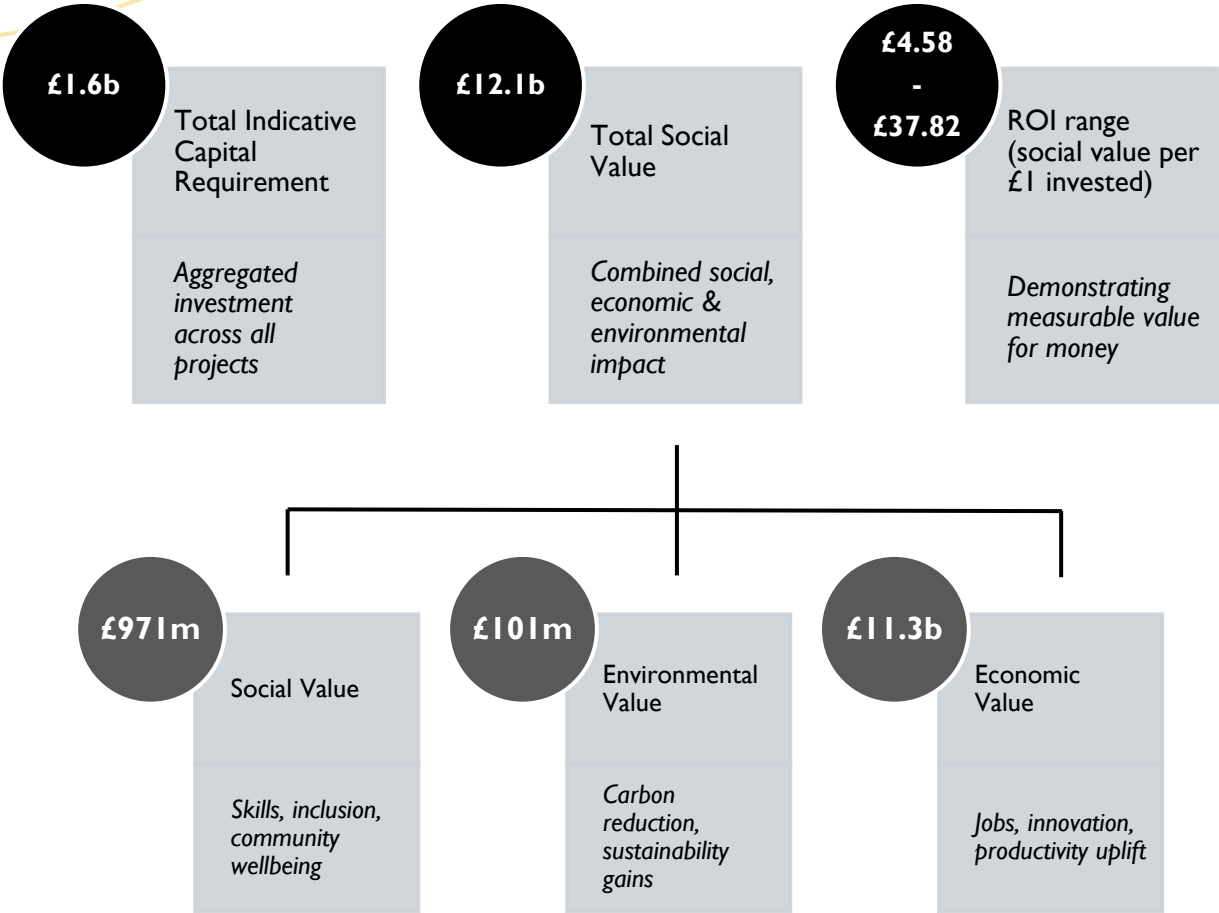
Indicative social value and ROI have been calculated for each project, showing total and category-specific figures across social, environmental, and economic outcomes.

- **Social** – Benefits to people and communities through volunteering, training, and skills development.
- **Environmental** – Positive impacts such as carbon savings, reduced car travel, and biodiversity gains.
- **Economic** – Value generated through job creation, apprenticeships, and local supply chain spend.

Analysis of the collective impact across all projects, with key themes summarised. Detailed assumptions and evidence are provided in the appendices for each project.



# Key Headlines



## List of projects included:

- Bio-Yorkshire Campus
- Bioresources Engineering Centre (BREC)
- Enhancing the Digital Technology Landscape
- Creative Chrysalis
- World-Leading Centre for Heritage
- A Healthy Workforce- Supporting People to Thrive in Work and Health
- Construction Skills Centre Network
- Innovation Hub & New Regional Adult Skills Centre
- Harewood Whin Renewable Energy Project
- Become the UK's First Net Exporter of Renewable Energy City
- Regional Circular Food Distribution Network
- Accelerating Brownfield Site Development
- Unlocking the Local Plan
- Station Gateway
- Outer Ring Road Improvements
- New Station for Haxby
- Delivering York's Local Transport Strategy
- Cordukes Business Enterprise Zone

# Introduction



# Introduction

The City of York Council has published the York Prospectus- a practical delivery framework shaped by local priorities and designed to support long-term economic growth, resilience and equality across the city.

**The vision:** *'To go for growth, with innovation, culture, and heritage at our heart - to shape a city that is vibrant, prosperous, welcoming, and sustainable.'*

The Prospectus outlines the key infrastructure, regeneration, and capital investment projects that will shape York over the coming decades. These projects are designed to deliver transformative economic, social and environmental benefits for residents, making the city more equal, sustainable, and healthy.

This accompanying report focuses specifically on social value, assessing the potential social, economic, and environmental benefits of each project identified within the Prospectus. The analysis has been undertaken independently by Sewell Advisory, providing an objective and impartial assessment.

The analysis aligns with the Prospectus framework, evaluating projects against three strategic outcomes:

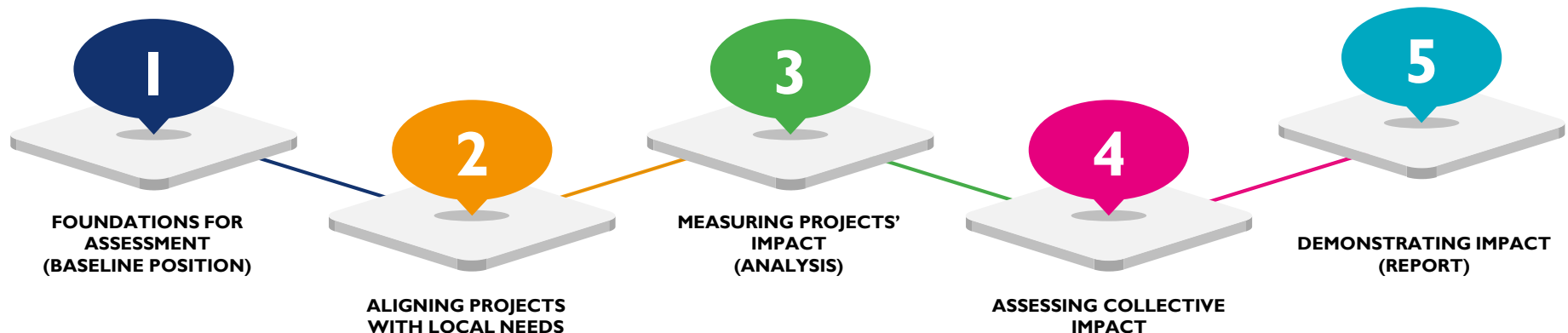
- **Delivering Economic Growth-** supporting innovation, business investment, and job creation
- **Facilitating Growth-** enabling housing, transport, and digital infrastructure to unlock opportunity
- **Growth for All-** ensuring inclusive access to the benefits of development across York's communities

The methodology, summarised below and detailed in the following section, aims to quantify the impact of each project and map outcomes against the Council's **EACH framework** (Equalities and Human Rights, Affordability, Climate, and Health).

This analysis provides a robust evidence base to demonstrate both the outcomes of individual projects and their collective contribution to York's economy, environment, and communities. It will support Executive decision-making and future investment discussions, ensuring transparency, alignment with local priorities, and maximisation of overall social and economic value for York and its residents.

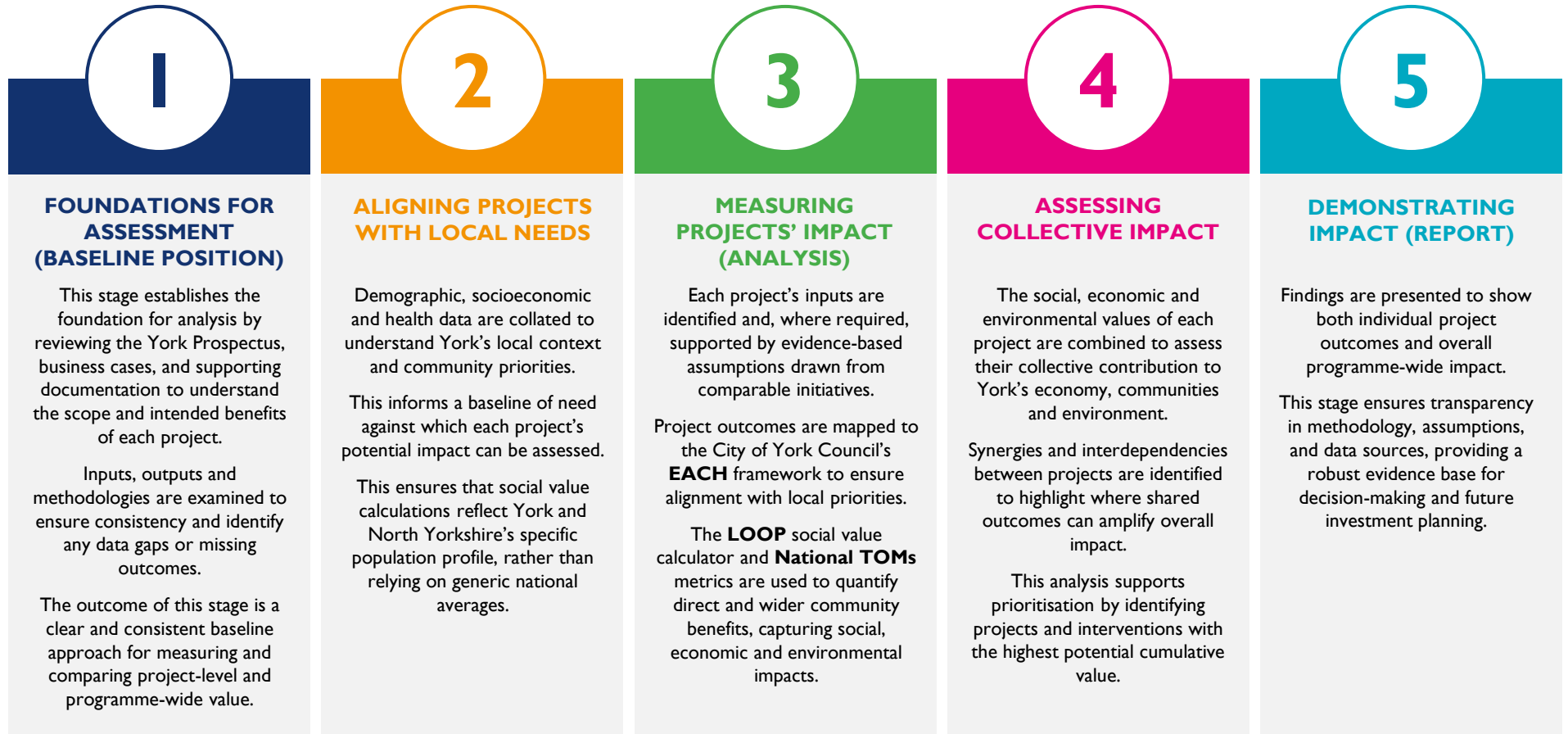
The analysis is intended to support business case development, with initial assumptions tested and validated through more detailed work. As projects progress through the business case development process, the analysis will be refined and updated to reflect changes in the quality and availability of information.

This approach ensures transparency, alignment with local priorities, and maximisation of the overall social and economic value delivered for York and its communities.



# Approach

The objective of this work is to quantify the impact of each project detailed in the York Prospectus. To achieve this, we have adopted a structured approach, framed around the following five steps:





# Baseline Position



# Baseline Position - Projects

In line with the vision set out in York's Prospectus, **'to go for growth, with innovation, culture, and heritage at our heart – to shape a city that is vibrant, prosperous, welcoming, and sustainable'**, the Council has identified a series of key projects that will drive future growth while protecting what makes York unique.

These projects vary in scale and focus but collectively contribute to delivering the city's long-term ambitions. They have been grouped under the three strategic outcomes (Delivering Economic Growth, Facilitating Growth and Growth for All) defined in the Prospectus, ensuring that investment decisions are aligned with York's overarching priorities.

This report evaluates the social value of the eighteen priority projects detailed in the prospectus, providing an evidence-based assessment of how each contributes to economic, social, and environmental wellbeing.



## Delivering Economic Growth

Investing in enterprise, innovation and the high-value sectors that define the economy, supporting skills development and productivity gains.

### Projects

- Bio-Yorkshire Campus
- Cordukes Business Enterprise Zone
- World-Leading Centre for Heritage
- Bioresources Engineering Centre (BREC)
- Become the UK's First Net Exporter of Renewable Energy City
- Harewood Whin Renewable Energy Construction Skills Centre Network
- Innovation Hub (York Central) & new Regional Adult Skills Centre



## Facilitating Growth

Enabling that growth through investment in housing, infrastructure, planning and digital connectivity.

### Projects

- Delivering York's Local Transport Strategy
- Station Gateway
- New station for Haxby
- Outer Ring Road improvements
- Unlocking the Local Plan
- Accelerating Brownfield Site Development
- Enhancing the digital technology landscape



## Growth for All

Ensuring the benefits of growth are shared, with a focus on investment in health, skills, community, wealth and social outcomes.

### Projects

- Regional Circular Food Distribution Network
- A Healthy Workforce - Supporting people to thrive in work and health
- Creative Chrysalis: A new arts and culture innovation centre for York

# Baseline Position – EACH Framework

Reflecting the City of York Council's Plan, the Prospectus sets out four core commitments, summarised within the EACH framework. These commitments form the foundation for how the Council intends to deliver sustainable and inclusive growth across the city.

Each project assessed for social value has been evaluated against the EACH commitments to determine how well it aligns and contributes to one or more of these priorities.

In later slides, coloured letters highlight areas of contribution, while greyed-out letters indicate no direct impact.



## Equalities and Human Rights

Equality of opportunity - We will create opportunities for all, providing equal opportunity and balancing the human rights of everyone to ensure residents and visitors alike can benefit from the city and its strengths. We will stand up to hate and work hard to champion our communities.

## Affordability

Tackling the cost-of-living crisis - We will find new ways so everyone who lives here benefits from the success of the city, targeting our support at those who need it most, supporting communities to build on their own strengths and those of the people around them.

## Climate

Environment and the climate emergency - We know the race to net zero is more urgent than ever and we will understand the impact our actions have on the environment. We will prepare for the future, adapting our city to extreme climate events and enhancing our environment for future generations to enjoy.

## Health

Health and wellbeing - We will improve health and wellbeing and reduce health inequalities, taking a Health in All Policies approach, with good education, jobs, travel, housing, better access to health and social care services and environmental sustainability. We will achieve better outcomes by targeting areas of deprivation, aiming to level opportunities across the city.



# Alignment with Local Needs





# Socioeconomic Context

The data presented in this section provides a baseline socioeconomic profile of York, summarising key demographic, economic and health indicators. It is designed to contextualise the York Prospectus and inform the assessment of potential social value and impact.

Understanding these factors helps identify community priorities and ensures the proposed projects respond effectively to local needs.

Although York performs well overall, significant inequalities exist between neighbourhoods, highlighting the need for a targeted place-based approach.

Using York and North Yorkshire-specific data, rather than national averages, ensures that social value assessments accurately capture the real benefits delivered to local people and places.

<div><div>Population</div><ul style="list-style-type: none"><li>• Current population: estimated at <b>220,568</b></li><li>• Over 25,000 people aged between 10 and 19 (a 1.5% rise over a ten-year period)</li><li>• Set to grow by another 15 % by 2040</li><li>• Notable proportion of older residents - over 9,854 aged 80+</li><li>• High urban density - approx. 810 residents per km²</li></ul></div>	<div><div>Education</div><ul style="list-style-type: none"><li>• 70% of children achieved a Early Years Foundation Stage ‘Good Level of Development’ - above the national average (65%)</li><li>• 70.5% of pupils achieved 9-4 or above in Key Stage 4 English &amp; Maths</li><li>• GCSE results up to 20% lower for pupils from the most deprived areas in York</li><li>• Two highly regarded universities, with over 30,000 students</li></ul></div>	<div><div>Life Expectancy</div><div>On average:</div><ul style="list-style-type: none"><li>• Male: 80 years (79 in England)</li><li>• Female: 84 years (83 in England)</li></ul><div>Living in ill health:</div><ul style="list-style-type: none"><li>• Men: an additional 2.4 years</li><li>• Women: an additional 3.6 years</li></ul></div>	<div><div>Mental Health</div><ul style="list-style-type: none"><li>• 18.9% of adults aged 18-64 in York are predicted to have mental health problems</li><li>• 7.5% of residents aged 65 and over are predicted to have dementia</li><li>• 1 in 6 young people live with a mental health problem or addiction present in the family</li><li>• 1 in 12 young people are referred to mental health services each year</li></ul></div>	<div><div>Diversity</div><ul style="list-style-type: none"><li>• 34,592 York residents classed as disabled (Census 2021)</li><li>• Residents from 267 ethnic backgrounds</li><li>• 1 in 7 residents identifies as BAME</li></ul><div>Sexual orientation:</div><ul style="list-style-type: none"><li>• Bisexual: 51.3% of LGBT</li><li>• Gay or Lesbian: 35.7%</li><li>• 1,000+ residents identity as a gender different to that at birth</li></ul></div>
<div><div>Deprivation</div><ul style="list-style-type: none"><li>• Average IMD score (2025) is 11.81, which is considerably lower (i.e., less deprived) than the national average of 21.7, but still an increase from 2019 (11.73%)</li><li>• 6.23% of people in York (2025) live in LSOAs that are among the 20% most deprived nationally, an increase from 2019 (4.61%)</li><li>• Deprivation pockets: Westfield, Clifton, Heworth, and Guildhall</li><li>• 1 in 9 young people live in poverty, and 13.7% of people in York live in fuel poverty (13.1% nationally)</li><li>• Life expectancy difference between the least and most deprived areas is 10 years for men and 6 years for women</li><li>• As of 2025, York is still one of the least deprived area in Yorkshire and the Humber, and has improved in every domain except Health and Disability, and Crime</li></ul></div>		<div><div>Economic Activity (2024 ONS data)</div><ul style="list-style-type: none"><li>• Employment rate: 79.4% - above the national average (75.1%), but down from 2023 (85.5%)</li><li>• Economic inactivity rate: 18.6% - lower than the national average (23.16%). but increased from 2023</li><li>• Modelled unemployment rate: 2.5% - well below the national average (4.6%)</li><li>• Average household disposable income: c.£180 (7%) less than the national average</li><li>• Not in Education, Employment, or Training (16–17 years): 4.9%, - below the national average (5.4%)</li><li>• There are 9 million visitors to the city per year, generating £2 billion annually (a 5% increase from 2023)</li></ul></div>		

# Responding to York's Local Needs

The Local Needs Analysis highlights the following priorities, providing a baseline of need against which each project's potential impact can be assessed:

## **Meeting housing demand**

Accelerating brownfield and public estate redevelopment to deliver new homes, including affordable housing, in line with York's Local Plan.

## **Supporting skills and employment**

Developing training, innovation and enterprise hubs to address local skills shortages and enhance workforce opportunities.

## **Strengthening economic growth**

Facilitating business growth, bioeconomy innovation and creative sector expansion to boost the city's economy.

## **Enhancing sustainability and resilience**

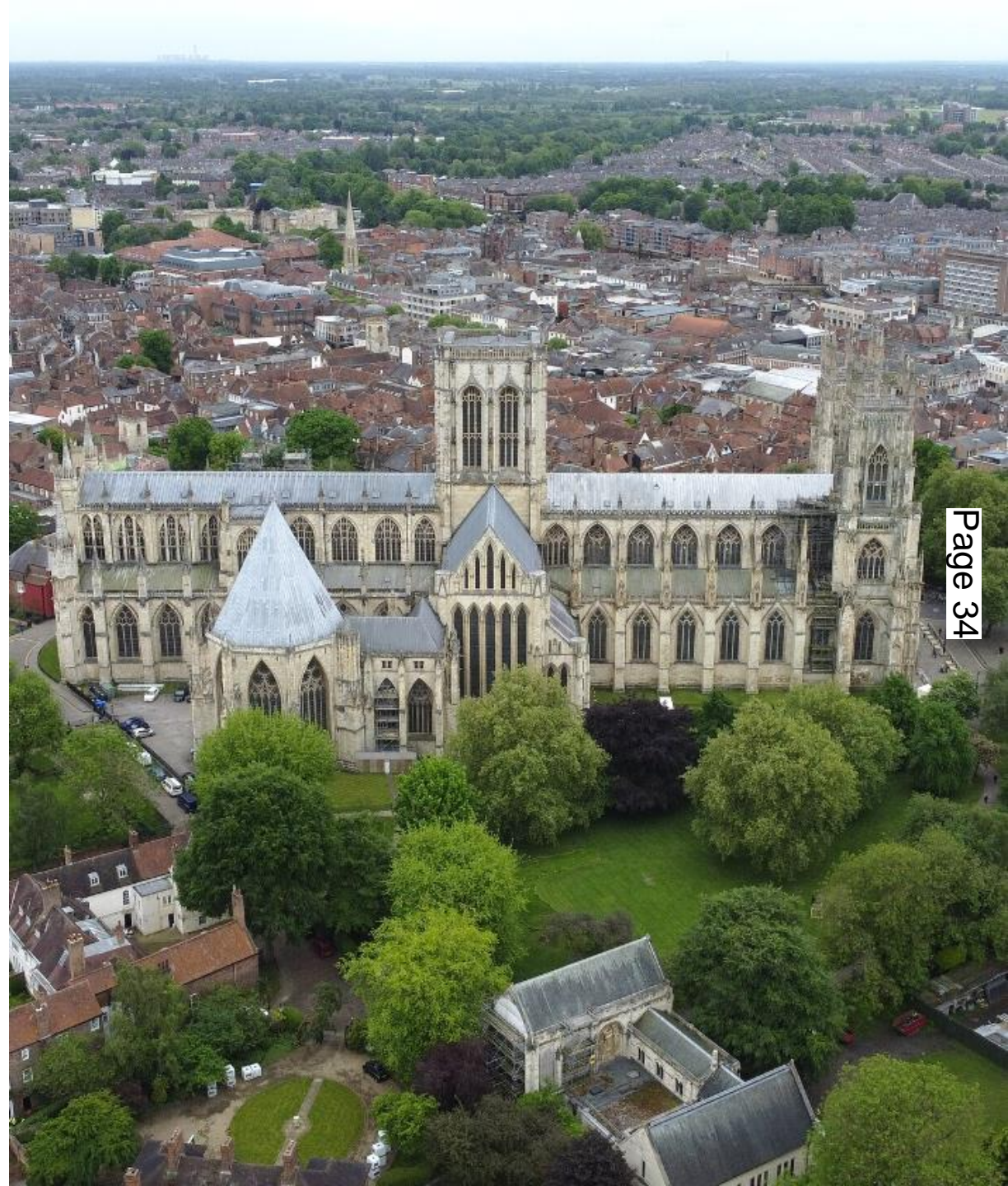
Delivering renewable energy, circular economy and low-carbon projects to meet York's climate and energy goals.

## **Improving connectivity and inclusion**

Upgrading transport, digital infrastructure and community facilities to increase access to opportunities and services.

## **Preserving heritage and cultural assets**

Integrating heritage-led regeneration and cultural infrastructure to reinforce York's national and global profile.





# Measuring Project Impact



# Measuring Project Impact – Methodology

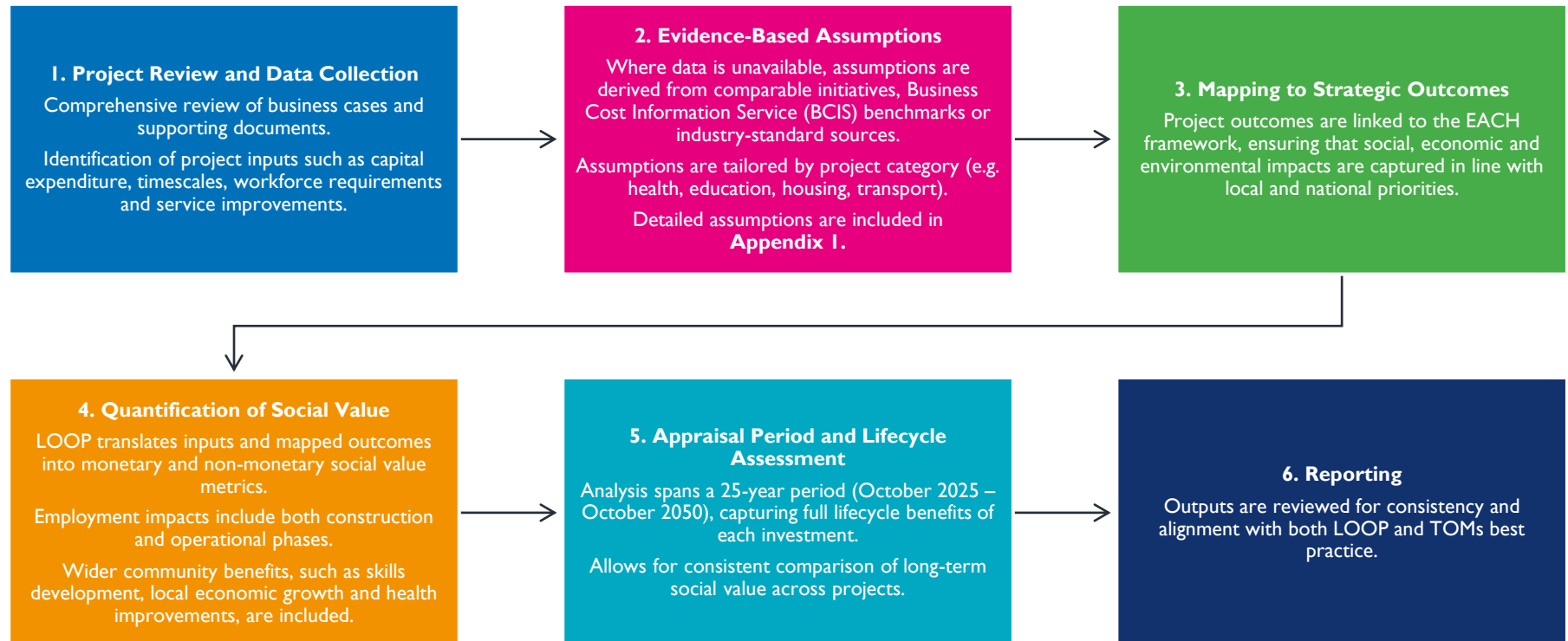
The social value analysis has been informed by a comprehensive review of the business cases and supporting documentation provided for each project.

In line with HM Treasury Green Book guidance, the appraisal has been undertaken using **LOOP**, a recognised social value evaluation model designed to quantify the wider economic, social and environmental benefits of capital investment.

LOOP translates project inputs, such as capital costs, employment and service improvements, into measurable social value outcomes using evidence-based metrics and national benchmarks. This approach ensures consistency, transparency and alignment with best practice in public sector investment appraisal. The methodology also draws on the National TOMs Framework (Themes, Outcomes and Measures), providing a standardised approach for measuring social value across the UK.

Project outcomes are mapped to the City of York Council's EACH framework, ensuring alignment with local priorities.

The below flow diagram details the key steps in the Social Value Assessment:



# LOOP Social Value Tool

The LOOP Social Value Tool is a digital platform that helps organisations measure, manage, and report the positive social, economic, and environmental impact of their activities. It provides an overall social value and potential return on investment (ROI), alongside a detailed breakdown of the individual social, environmental, and economic components that contribute to the total value.

**Social** - Reflects the benefits to people and communities, such as participation in community activities and engagement, volunteering hours, work placements, qualifications achieved, training and upskilling opportunities.

**Environmental** – Captures the positive effects on the natural environment, including carbon savings and emission reductions, sustainable transport use, waste reduction, recycling and reuse, improvements to green infrastructure and biodiversity net gain (BNG).

**Economic** – Represents the financial and employment-related benefits, derived from the creation of jobs and apprenticeships, local supply chain spending, support for SMEs and social enterprises, skills development leading to increased employability, and inward investment that stimulates economic growth.



## DEFINE ACTIVITIES

Identify projects or initiatives to measure



## SELECT METRICS

Select relevant social, economic and environmental metrics with proxy values (£)



## INPUT DATA

Record activity data and evidence to support each activity's impact



## MONETISE OUTCOMES

Convert each impact into a financial value using standardised proxy values



## ANALYSE RESULTS

Review dashboards and reports showing total and pillar-level social value



# Delivering Economic Growth



# Delivering Economic Growth

The flagship projects within this section aim to attract new businesses, create skilled employment opportunities, and strengthen York's ecosystem for innovation and creativity.

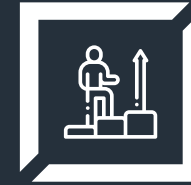
The analysis that follows evaluates the social, economic and environmental value of each project over a 25-year period (2025 – 2050), capturing the full lifecycle benefits of each investment.

Where data on costs, site size or other inputs for the LOOP social value calculator were not yet confirmed, estimates have been made based on informed assumptions, as per below:

- Indicative capital costs have been estimated using BCIS rates, the standardised construction cost benchmarks published by the BCIS, which are widely used across the UK to estimate and compare project costs. These estimates represent indicative capital requirements to support project generation and early-stage appraisal, rather than full or final total capital costs.
- Site or building sizes have been estimated through desktop research or by referencing similar schemes.
- All other model inputs, including employment creation, training outcomes (e.g. apprenticeships and qualifications), environmental factors (e.g. biodiversity net gain and carbon reduction), and community benefits, have been developed based on project-specific assumptions, unless verified data has been provided.

Detailed modelling assumptions for each project are included in Appendix I, which outlines the basis for each input. The following slides also detail the capital cost and size used in the modelling:

- **Green** indicates figures based on confirmed data.
- **Red** indicates figures based on assumptions or estimates.



## Projects

- Bio-Yorkshire Campus
- Cordukes Business Enterprise Zone
- World-Leading Centre for Heritage
- Bioresources Engineering Centre (BREC)
- Become the UK's First Net Exporter of Renewable Energy City
- Harewood Whin Renewable Energy
- Construction Skills Centre Network
- Innovation Hub (York Central) & New Regional Adult Skills Centre

The Bio-Yorkshire campus cluster is a research and innovation space and lab facilities to accelerate research, commercialisation and business growth.

This includes three main projects:

### 1. Global Bioeconomy Institute

Centre dedicated to developing the future bioeconomy workforce through specialised training, education and skills programmes.

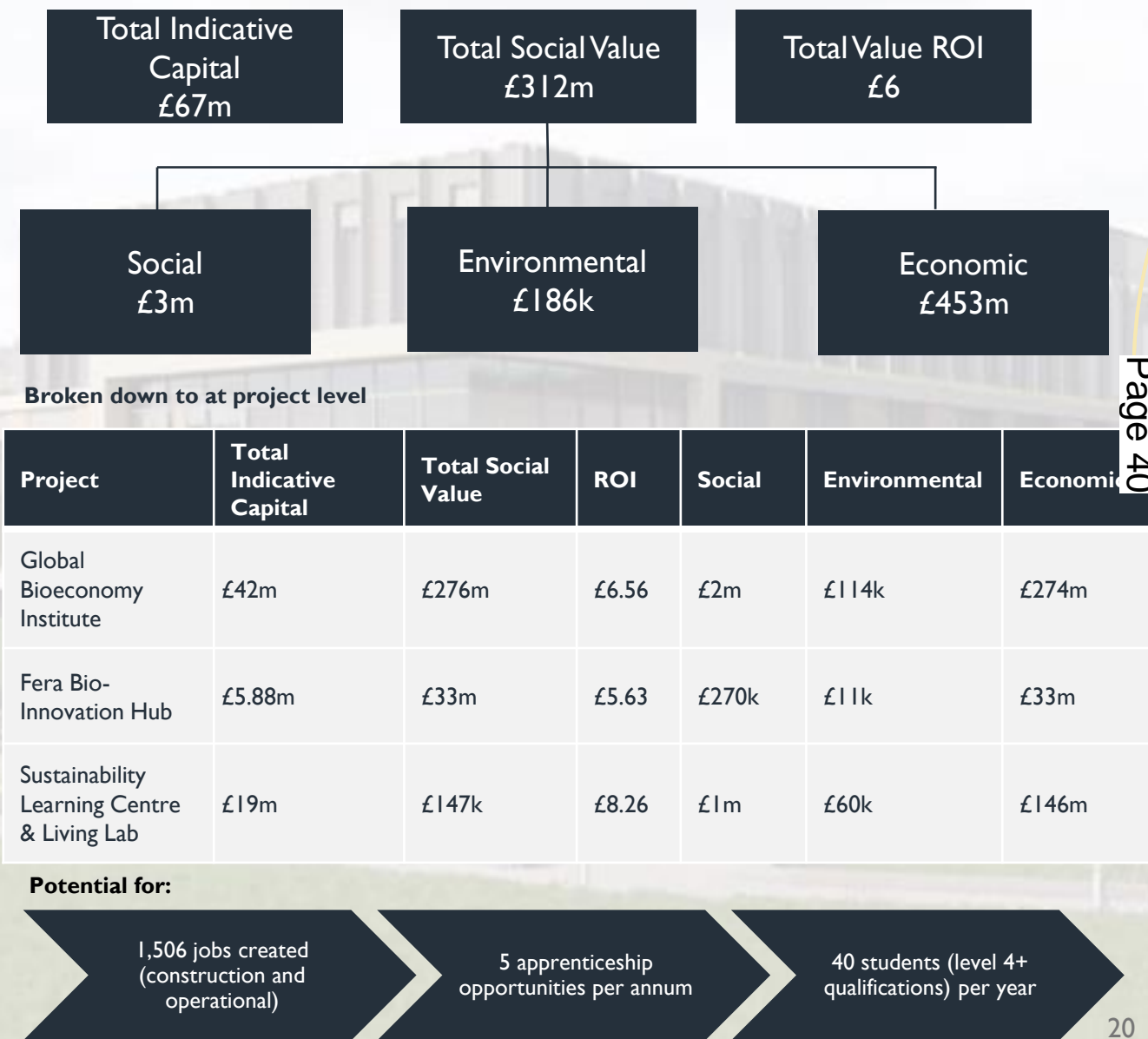
### 2. Fera Bio-Innovation Hub

Laboratory facility providing research and collaboration spaces for scientists, entrepreneurs and businesses. Supports start-ups and accelerates the commercialisation of bio-based innovations.

### 3. Sustainability Learning Centre & Living Lab

An integrated teaching and demonstration environment that showcases sustainable technologies and practices. Supports research-led education, community engagement and real-world testing of sustainability solutions.

Project	Indicative Capital	Site / Building Size
Global Bioeconomy Institute	£42.0m	4,855 m <sup>2</sup> new R&D and teaching space
Fera Bio-Innovation Hub	£5.88m	572 m <sup>2</sup> lab and R&D space
Sustainability Learning Centre & Living Lab	£19.0m	2,200 m <sup>2</sup> new learning space





# Cordukes Business Enterprise Zone

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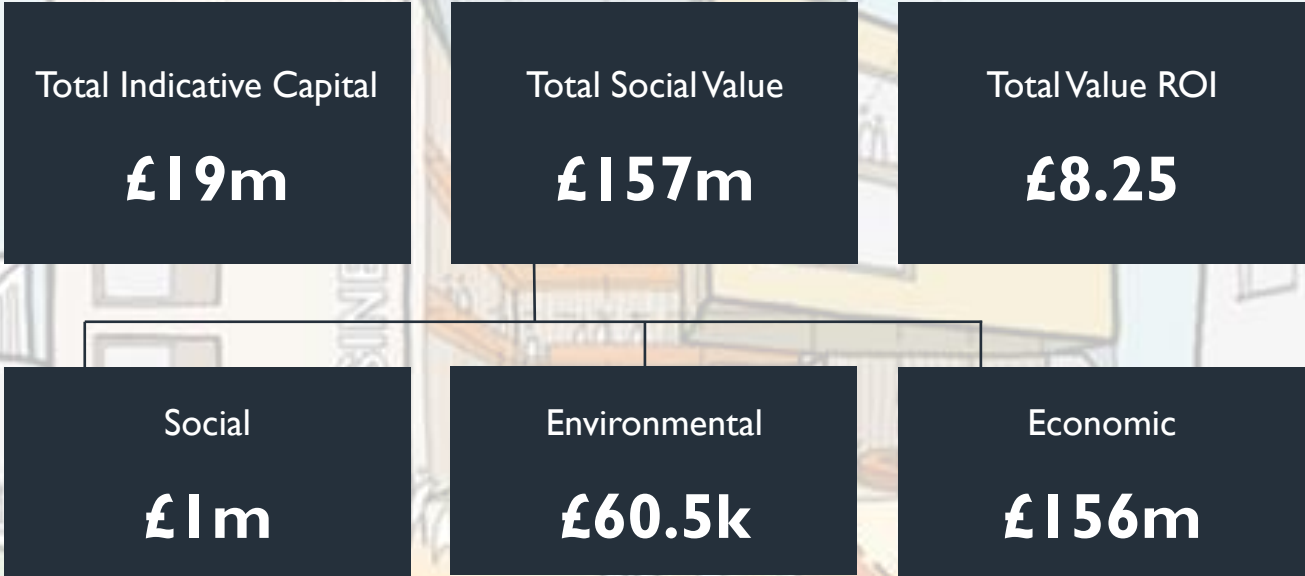
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The York St John University Enterprise Zone is a sustainable, Net Zero-standard facility designed to nurture small and micro businesses. Located on the University’s main campus, the zone will provide flexible workspaces, collaboration areas, conference facilities and access to enterprise support and business education.

The enterprise zone will offer a range of accommodation for small and micro businesses, including individual workstations, meeting and collaboration facilities, a 300-seat conference auditorium, and supporting spaces such as seminar rooms, breakout areas and entertaining spaces.

Overall, the facility aims to foster entrepreneurship, innovation, and business growth within a supportive and collaborative environment.

Indicative Capital	Site / Building Size
£19m	6,600 m²



Potential for:



# World-Leading Centre for Heritage

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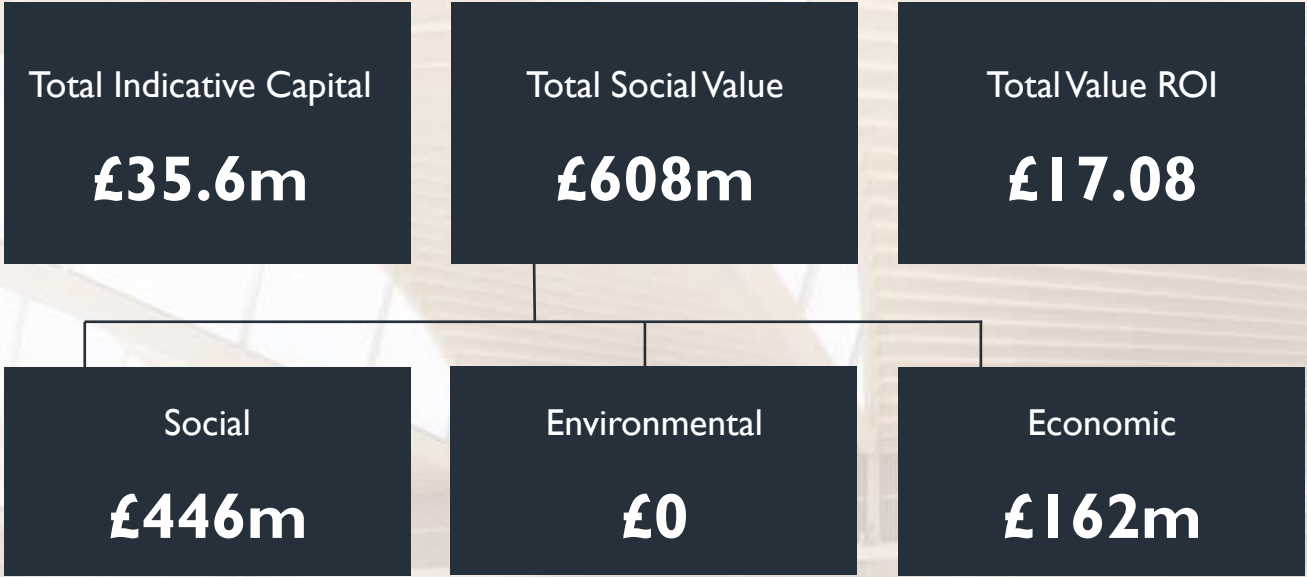
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Will deliver a heritage masterplan linking and revitalising Castle Gateway Park, cultural assets and key heritage sites.

Explores creation of a research centre and digitally enabled events destination and regenerating an area of the city centre.

Reinforces York's role in the UK's visitor economy and heritage education, with potential to generate long-term jobs and investment.

Indicative Capital	Site / Building Size
£35.6m	Multiple sites - City centre foot streets area / York Museum Gardens / Castle Gateway



### Potential for:



# Bioresources Engineering Centre (BREC)

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A new facility dedicated to the research, development, and application of technologies that convert biological materials into valuable products (like biofuels and renewable energy).

Indicative Capital	Site / Building Size
£30m	6,500 m <sup>2</sup>

Total Indicative Capital

**£30m**

Total Social Value

**£259m**

Total Value ROI

**£8.65**

Social

**£2m**

Environmental

**£120k**

Economic

**£257m**

Potential for:

764 jobs created  
(construction and  
operational)

13,620 hours of STEM  
training per year

£600k spent on small  
businesses

# Become the UK's First Net Exporter of Renewable Energy City

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Focusing on investment in infrastructure, energy efficiency, new renewable generation and flexibility, the programme aims to make York a world-leading net-zero city. The goal is for York to meet all of its energy demand from local low-carbon sources, with the potential to export any surplus.

The programme includes three main projects, noting that Harewood Whin is linked to the initiative but considered separately:

1. Green Energy Parks – A series of renewable energy sites. Modelling has focused on Elvington, where the most data is available, while Harewood Whin is considered separately. Other examples include Monks Cross Solar.
2. Roof Top Solar City initiative – Schemes such as Solar for Schools, promoting solar installations on existing buildings.
3. York District Heat Network – Utilises geothermal energy and energy from the River Ouse to provide low-carbon heating across the city.



Project	Total Indicative Capital	Total Social Value	ROI	Social	Environmental	Economic
Green Energy Parks	£70m	£590m	£8.43	£5m	£2m	£583m
Roof Top Solar City initiative	£2.5m	£23m	£9.01	£169,594	£97,218	£22m
York District Heat Network	£50m	£448m	£8.96	£3m	£4m	£441m

## Potential for:

Saving 19,906 tonnes of CO<sub>2</sub>

245 apprenticeship opportunities per (construction and operational)

184 jobs created during the operational phase

# Harewood Whin Renewable Energy

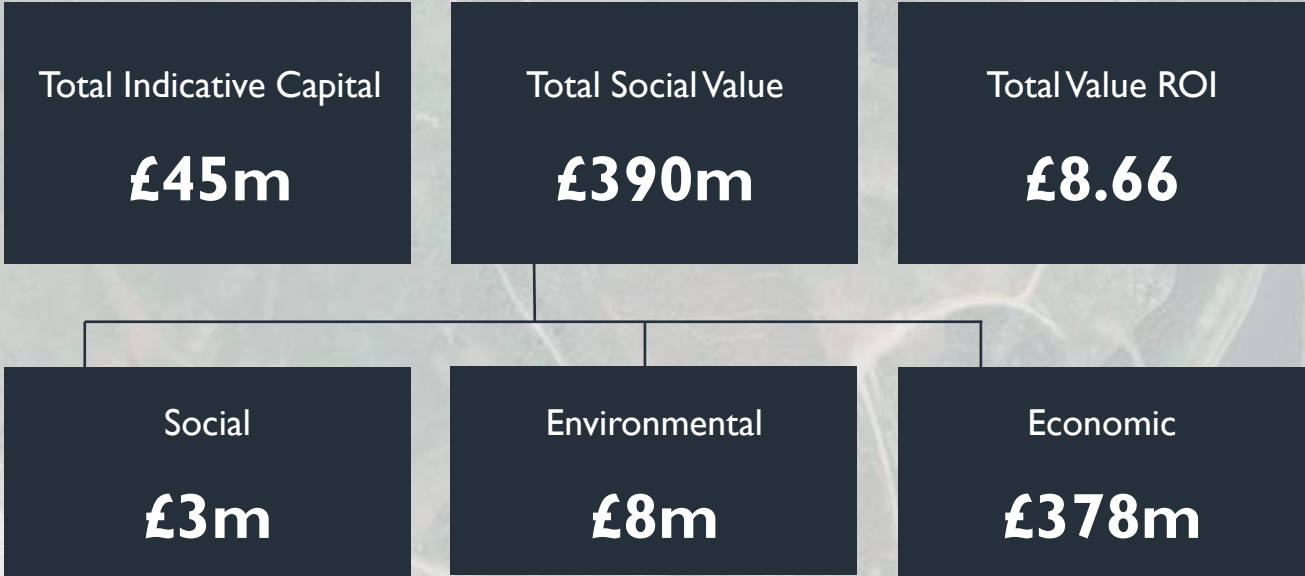
(linked to the Become the  
UK's First Net Exporter of  
Renewable Energy City  
Programme)

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This project forms part of York's ambition to become the UK's first net exporter of renewable energy. It is a major regeneration initiative transforming a former landfill site into a large-scale renewable energy and low-carbon services hub. The development will convert an underused site into a productive, revenue-generating asset, helping to reduce exposure to energy price volatility while supporting regional net-zero targets.

Potential for:



Indicative Capital	Site / Building Size
£45m	82.47 ha

# Construction Skills Centre Network

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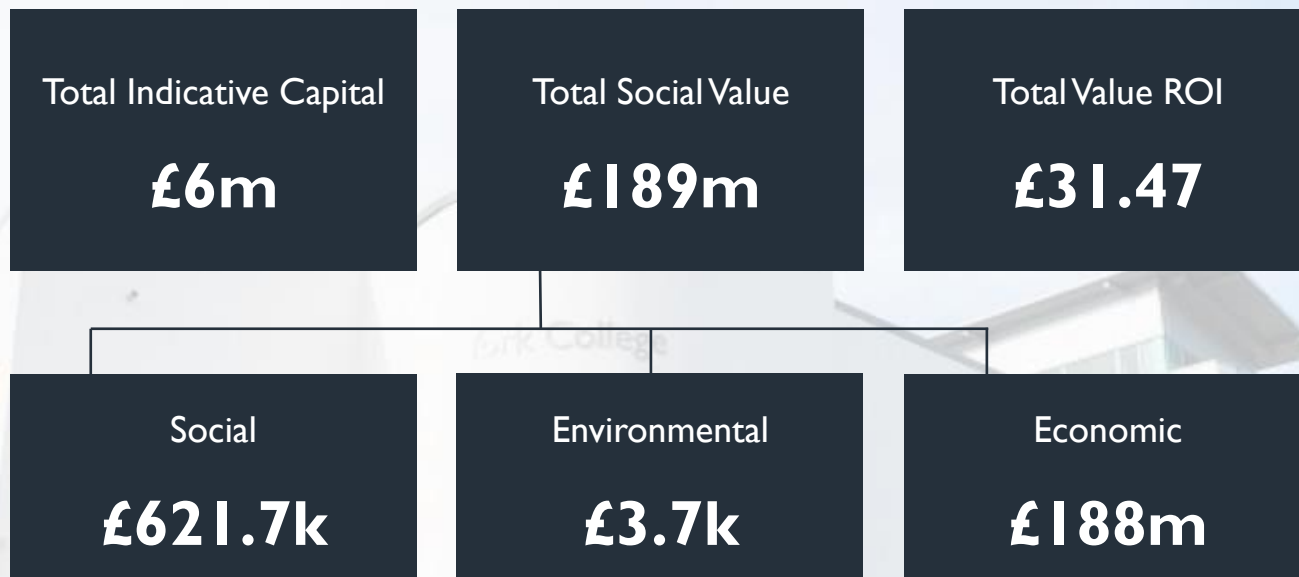
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Hands-on training facility designed to address the UK's construction skills shortage by providing practical, industry-relevant training.

The centre will support construction projects across York, including apprentices and T- Level placements.

Indicative Capital	Site / Building Size
£6m	1,000 m <sup>2</sup>



## Potential for:

240 students to gain apprenticeships and qualifications per year

Circa 30,000 hours of training provided each year

£40k spent on small business



# Innovation Hub & New Regional Adult Skills Centre

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As part of the York Central development, plans are underway for an Innovation Hub and a new Regional Adult Skills Centre.

These facilities will provide training to help equip adults with the skills required to meet local labour market demands, supporting workforce development and regional economic growth.

Indicative Capital	Site / Building Size
£15m	9,290 m <sup>2</sup>

Total Indicative Capital

**£15m**

Total Social Value

**£417m**

Total Value ROI

**£27.79**

Social

**£4m**

Environmental

**£222.1k**

Economic

**£413m**

Potential for:

640 jobs created  
(operational)

320 opportunities for  
qualifications per year  
(Level 2-4+)

118 apprenticeship  
opportunities per year  
(construction and  
operational)

# Delivering Growth- section summary

Projects	Total Indicative Capital (£)	Total social value (£)	Total social value RoI (£)	Social (£)	Environmental (£)	Economic (£)
Become the UK's First Net Exporter of Renewable Energy City – Roof Top Solar City initiative, and York District Heat Network	52m	471m	17.97	3.17m	4.1m	463m
Become the UK's First Net Exporter of Renewable Energy City - Energy City, Green Energy Parks - Elvington	70m	590m	8.43	5m	2m	583m
Bio-Yorkshire Campus- Global Bioeconomy Institute	42m	276m	6.56	2m	114k	274m
Bio-Yorkshire Campus- Sustainability Learning Centre & Living Lab	19m	147k	8.26	1m	60k	146m
Bio-Yorkshire Campus-Fera Bio-Innovation Hub	5.8m	33m	5.63	270k	11k	33m
Bioresources Engineering Centre (BREC)	30m	259m	8.65	2m	120k	257m
Construction Skills Centre Network	6m	189m	31.47	622k	4k	188m
Cordukes Business Enterprise Zone	19m	157m	8.25	1m	61k	156m
Innovation Hub & New Regional Adult Skills Centre	15m	417m	27.79	4m	222k	413m
World-Leading Centre for Heritage	36m	608m	17.08	446m	-	162m



# Facilitating Growth



# Facilitating Growth

This section focuses on Facilitating Growth, which aims to unlock York's potential through targeted investment in infrastructure, accessibility and digital connectivity.

Major projects such as the new Haxby Rail Station, delivery of the Local Plan and enhancements to the city's digital infrastructure all aim to connect people, businesses and places more effectively.

By improving transport links, modernising infrastructure, and expanding digital access, York will create the conditions for movement, trade and innovation to thrive.

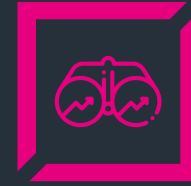
The following analysis assesses the social, economic and environmental value of each of the projects over a 25-year period (2025 - 2050), capturing the full lifecycle benefits of each investment.

Where data on costs, site size or other inputs for the LOOP social value calculator were not yet confirmed, estimates have been made based on informed assumptions, as per below:

- Indicative capital costs have been estimated using BCIS rates, the standardised construction cost benchmarks published by the BCIS, which are widely used across the UK to estimate and compare project costs. These estimates represent indicative capital requirements to support project generation and early-stage appraisal, rather than full or final total capital costs.
- Site or building sizes have been estimated through desktop research or by referencing similar schemes.
- All other model inputs, including employment creation, training outcomes (e.g. apprenticeships and qualifications), environmental factors (e.g. biodiversity net gain and carbon reduction), and community benefits, have been developed based on project-specific assumptions, unless verified data has been provided.

Detailed modelling assumptions for each project are included in Appendix I, which outlines the basis for each input. The following slides present a summary table showing the capital cost and size used in the modelling:

- **Green** indicates figures based on confirmed data.
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## Facilitating Growth

### Projects

- Delivering York's Local Transport Strategy
- Station Gateway
- New Station for Haxby
- Unlocking the Local Plan
- Outer Ring Road Improvements
- Accelerating Brownfield Site Development
- Enhancing the Digital Technology Landscape

# Station Gateway

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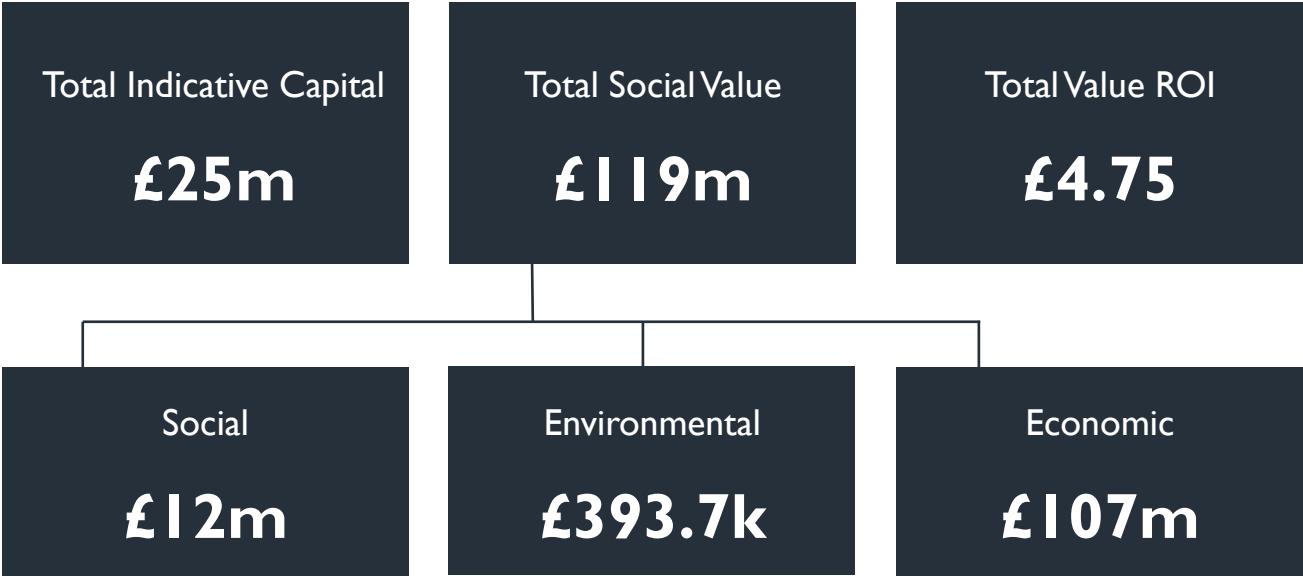
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Re-development of Station Gateway - improving access, capacity, addressing carbon and air quality issues, and directly supporting delivery of housing and commercial use.

The development will support population projections, need for higher capacity and accessibility.

Indicative Capital	Site / Building Size
£25m	N/A m²



### Potential for:



# New Station for Haxby

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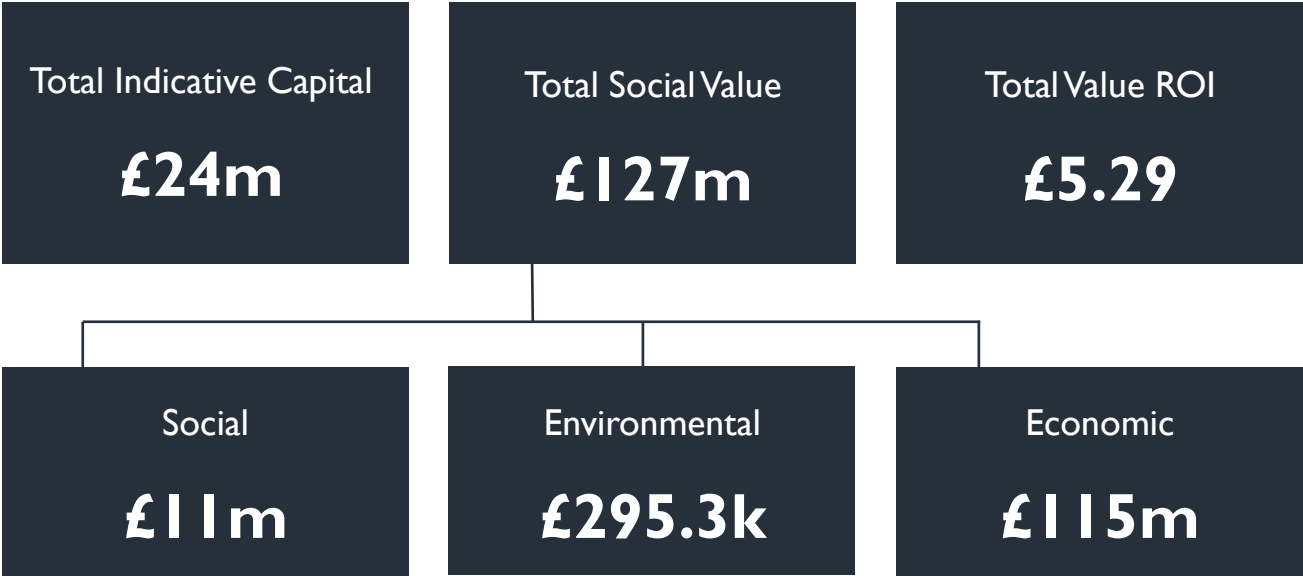


New fully accessible two-platform station, enhancing connectivity and providing improved access to employment, education and leisure opportunities.

The station will support sustainable travel and reduce city centre congestion and reliance on cars.

Also adding EV charging stations and cycle/pedestrians' infrastructure.

Indicative Capital	Site / Building Size
£24m	2.38 ha



### Potential for:



# Unlocking the Local Plan

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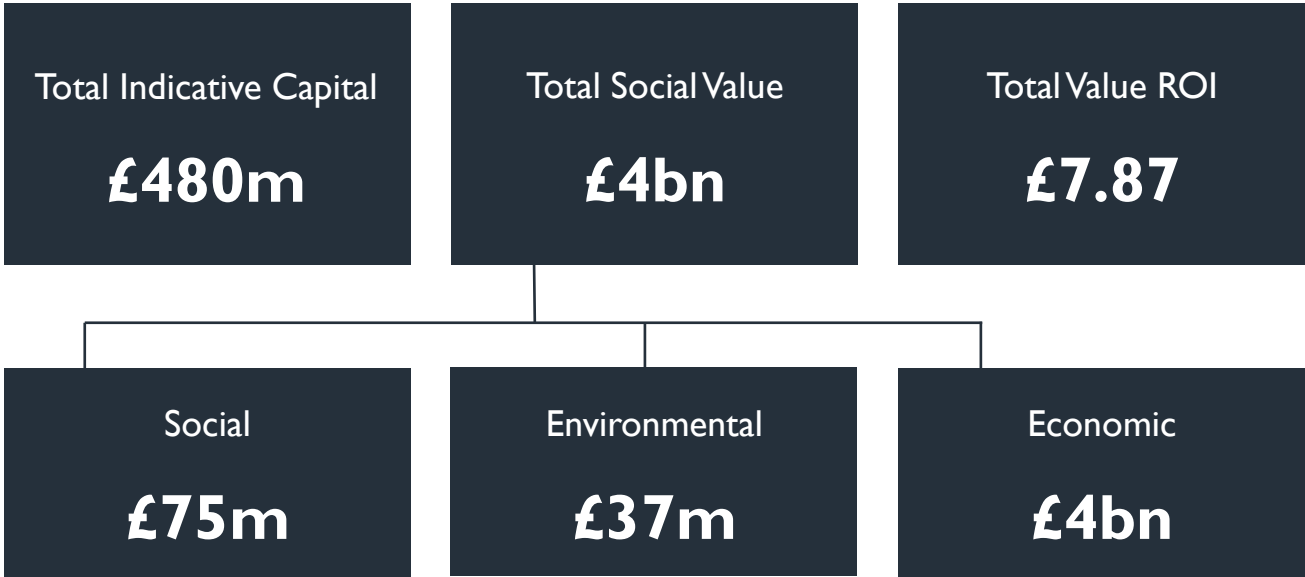


The City of York Local Plan supports the delivery of 20,000 new homes, driving economic development and promoting high-quality, sustainable design. For social value modelling, the focus is on affordable housing, targeting at least 45% of the 9,396 affordable homes needed between 2017 and 2033, which equates to approximately 4,228 homes.

Three key sites have been selected from the Local Plan to model potential social value:

- 1. Land East of Metcalfe Lane, 845 dwellings
- 2. Land West of Elvington Lane, 3,339 dwellings
- 3. Land West of Wigginton Road, 1,348 dwellings

Indicative Capital	Site / Building Size
£480m	236.8 ha



### Potential for:



# Outer Ring Road Improvements

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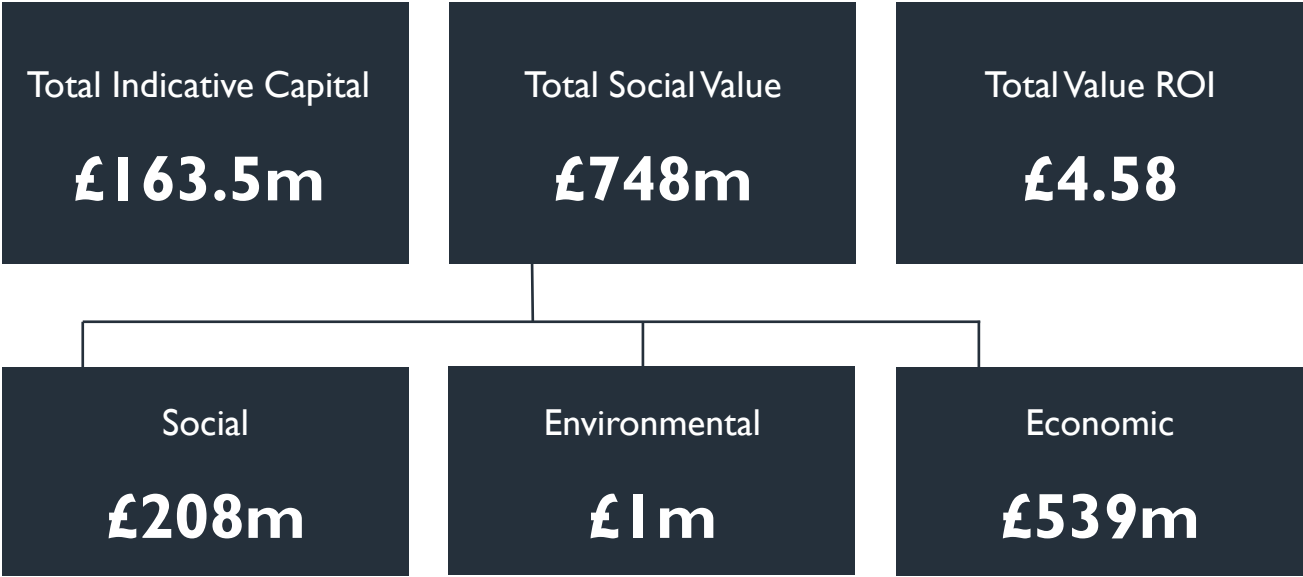
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This project involves a phased upgrade of the Outer Ring Road to increase radial road capacity and improve active travel infrastructure.

Focusing on the A1237 section between the A19 Shipton Road and the A1036 at Little Hopgrove, a distance of approximately 7.5 km (4.6 miles), the project aims to reduce through traffic in the city centre, enhance safety and accessibility for pedestrians and cyclists, and support regional housing and economic growth in line with local planning objectives.



Potential for:



Indicative Capital	Site / Building Size
£163.5m	79 ha

# Accelerating Brownfield Site Development

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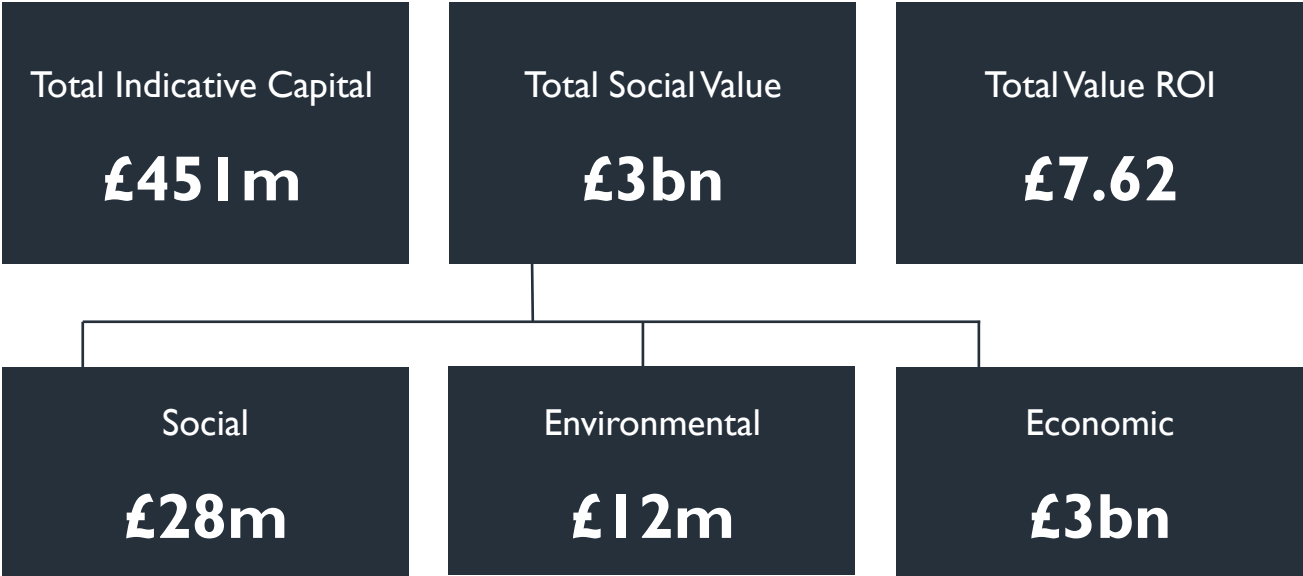
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The City of York Local Plan identifies several key brownfield sites for redevelopment, aiming to meet housing needs while promoting sustainable urban growth.

The initiative focuses on supporting scheme viability, including identifying and accelerating the development of brownfield land to increase the percentage of sustainable, affordable housing.

The project is currently underway, with sites allocated for development and the Housing Delivery Programme (Shape York) in progress, and is planned to continue until 2033, in line with the duration of the current Local Plan.



Potential for:



Indicative Capital	Site / Building Size
£451m	52.35 ha



# Enhancing the Digital Technology Landscape

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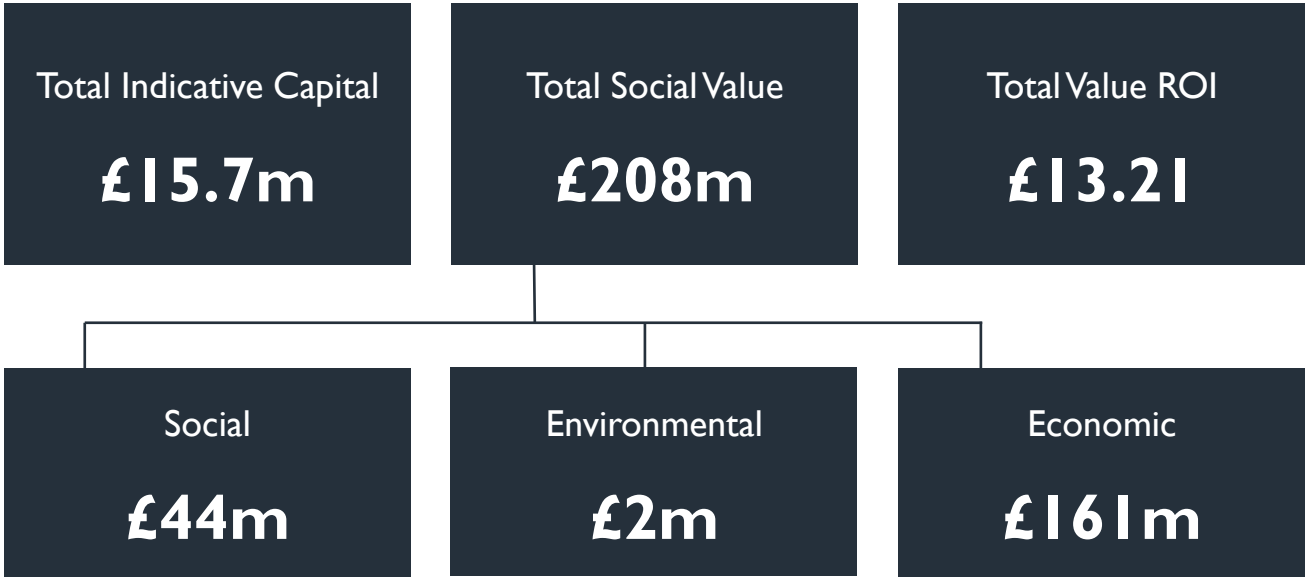
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This strategic initiative aims to close digital deprivation gaps by expanding access to affordable connectivity, providing digital skills training, and supporting vulnerable groups with devices and data access.

The programme will improve Wi-Fi coverage, strengthen both rural and urban digital infrastructure, and attract public and public and private sector investment to enhance the city's digital capacity.

Indicative Capital	Site / Building Size
£15.7m	N/A



Potential for:



# Delivering York's Local Transport Strategy

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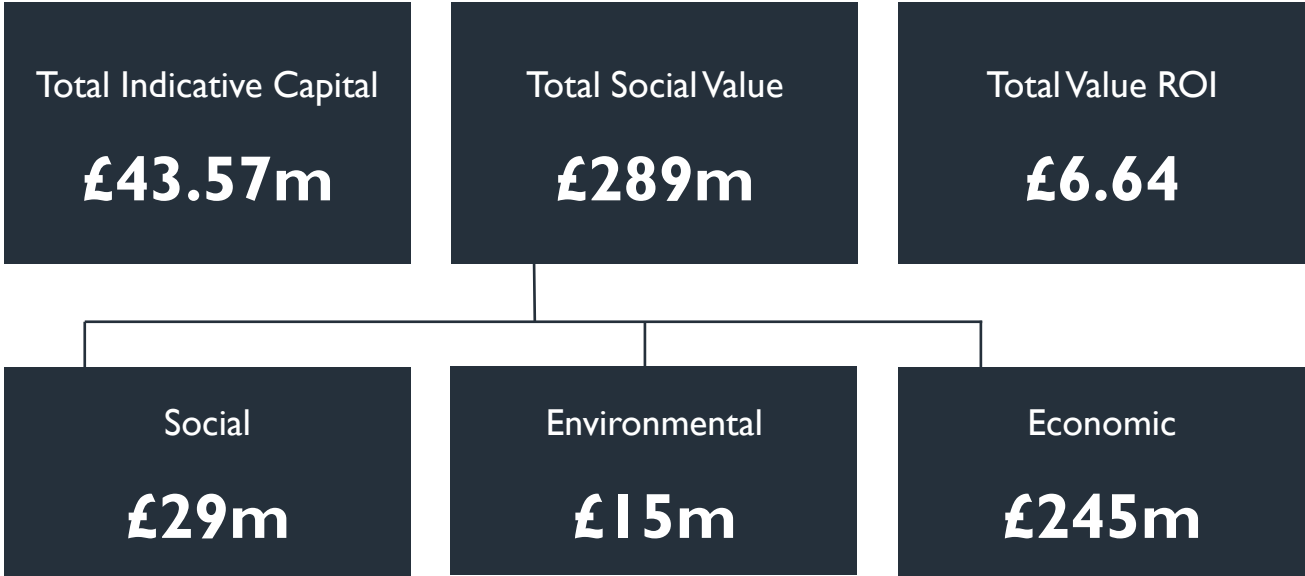
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This programme delivers a range of sustainable transport and place-making schemes aimed at improving sustainable travel methods and reducing reliance on cars. It seeks to enhance infrastructure for pedestrians, cyclists, and public transport, creating healthier, safer, more environmentally friendly, sustainable and better-connected city.

Three key projects have been modelled, noting that the improvements are included in the strategy but modelled separately:

- Movement and Place Plan – Reallocates road space to prioritise pedestrians, cyclists, and public transport, creating safer and more connected environments.
- Dial-a-Ride Service Upgrades – Replaces the existing Dial-a-Ride service with more reliable and attractive bus services, ensuring better accessibility for all residents. The programme targets at least a 20% reduction in driven miles in York.
- Real-Time Information Systems – Installs 175 new or replacement real-time information screens, including audio announcement facilities, across the city, along with refurbishment of 50 bus stops.



### Potential for:



Activity Spend	Site / Building Size
£43.57m	N/A

# Facilitating Growth- section summary

Projects	Total Indicative Capital (£)	Total social value (£)	Total social value RoI (£)	Social (£)	Environmental (£)	Economic (£)
Accelerating Brownfield Site Development	451m	3b	7.62	28m	12m	3b
Enhancing the Digital Technology Landscape	15.7m	208m	13.21	44m	2m	161m
New Station for Haxby	24m	127m	5.29	11m	295k	115m
Unlocking the Local Plan	480m	4b	7.87	75m	37m	4b
Delivering York's Local Transport Strategy	43.6m	289m	6.64	29m	15m	245m
Outer Ring Road Improvements	163.5m	748m	4.58	208m	1m	539m
Station Gateway	25m	119m	4.75	12m	394k	107m

# Growth for All



# Growth for All

Growth for All focuses on ensuring that the benefits of York's development are shared across all communities, particularly among those most in need. This outcome embeds inclusion, wellbeing, and equality into the city's economic growth, creating opportunities in health, education, and employment that contribute to a fairer, healthier, and more resilient York.

The following analysis assesses the social, economic, and environmental value of each of the three projects over a 25-year period (2025 – 2050), capturing the full lifecycle benefits of each investment.

Where data on costs, site size, or other inputs for the LOOP social value calculator were not yet confirmed, estimates have been made based on informed assumptions, as per below:

- Indicative capital costs have been estimated using BCIS rates, the standardised construction cost benchmarks published by the BCIS, which are widely used across the UK to estimate and compare project costs. These estimates represent indicative capital requirements to support project generation and early-stage appraisal, rather than full or final total capital costs.
- Site or building sizes have been estimated through desktop research or by referencing similar schemes.
- All other model inputs, including employment creation, training outcomes (e.g. apprenticeships and qualifications), environmental factors (e.g. biodiversity net gain and carbon reduction), and community benefits have been developed based on project-specific assumptions, unless verified data has been provided.

Detailed modelling assumptions for each project are included in Appendix I, which outlines the basis for each input. The following slides present a summary table showing the capital cost and size used in the modelling:

- **Green** indicates figures based on confirmed data.
- **Red** indicates figures based on assumptions or estimates.



## Growth for All

### Projects

- Regional Circular Food Distribution Network
- A Healthy Workforce – Supporting People to Thrive in Work and Health
- Creative Chrysalis: A new arts and culture innovation centre for York



# Regional Circular Food Distribution Network

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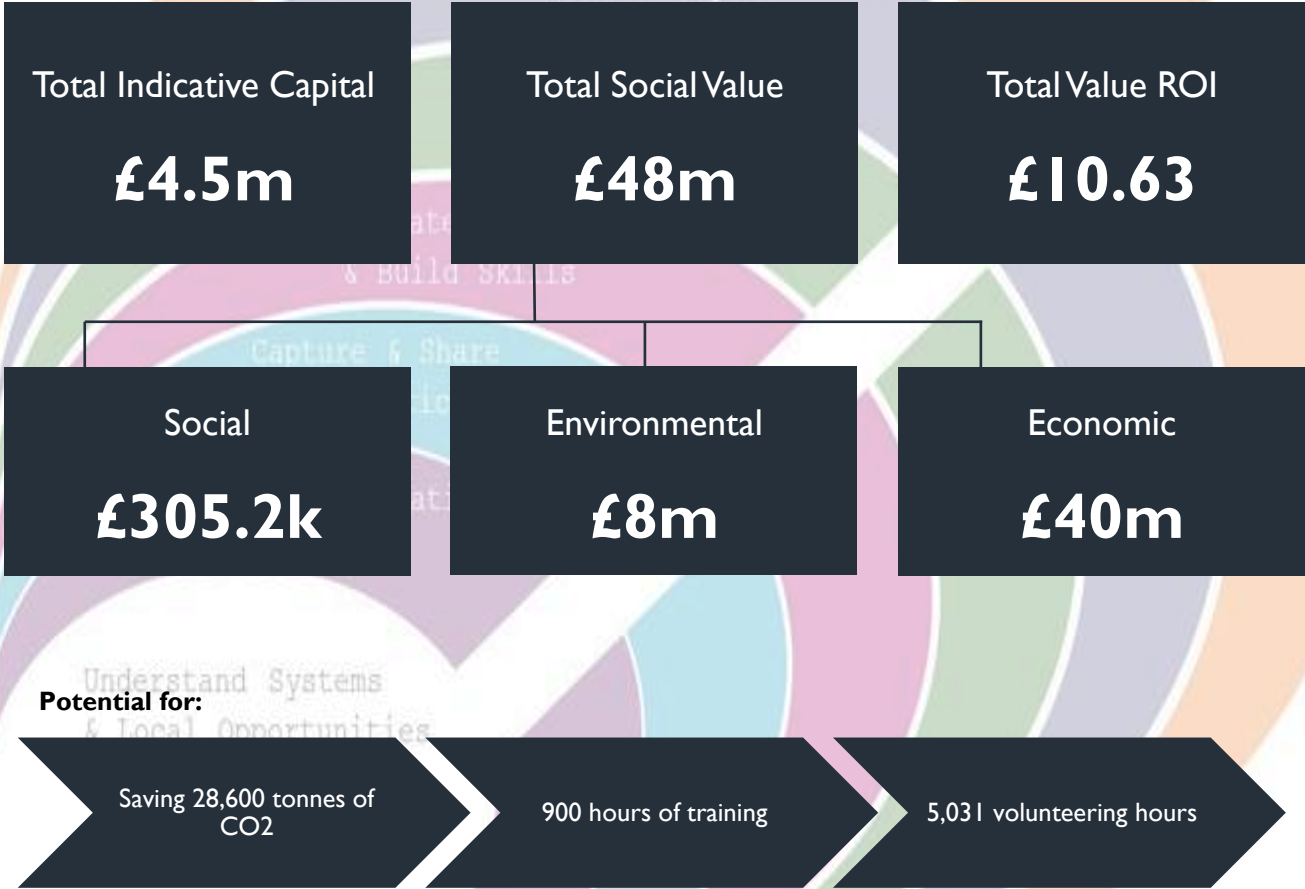
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A regional initiative to build community capacity for a circular food redistribution system that reduces waste, cuts emissions and supports vulnerable communities. The programme will create localised food supply chains, reuse surplus food and by-products and promote sustainable packaging and processing innovations.

By developing closed-loop systems and engaging anchor institutions in local procurement, the scheme will reduce food miles, strengthen food security, and retain value within the regional economy.

It contributes to environmental sustainability, community resilience and inclusive economic growth, while positioning the region as a leader in sustainable food systems and circular economy innovation.

Indicative Capital	Site / Building Size
£4.5m	N/A



# A Healthy Workforce – Supporting People to Thrive in Work and Health

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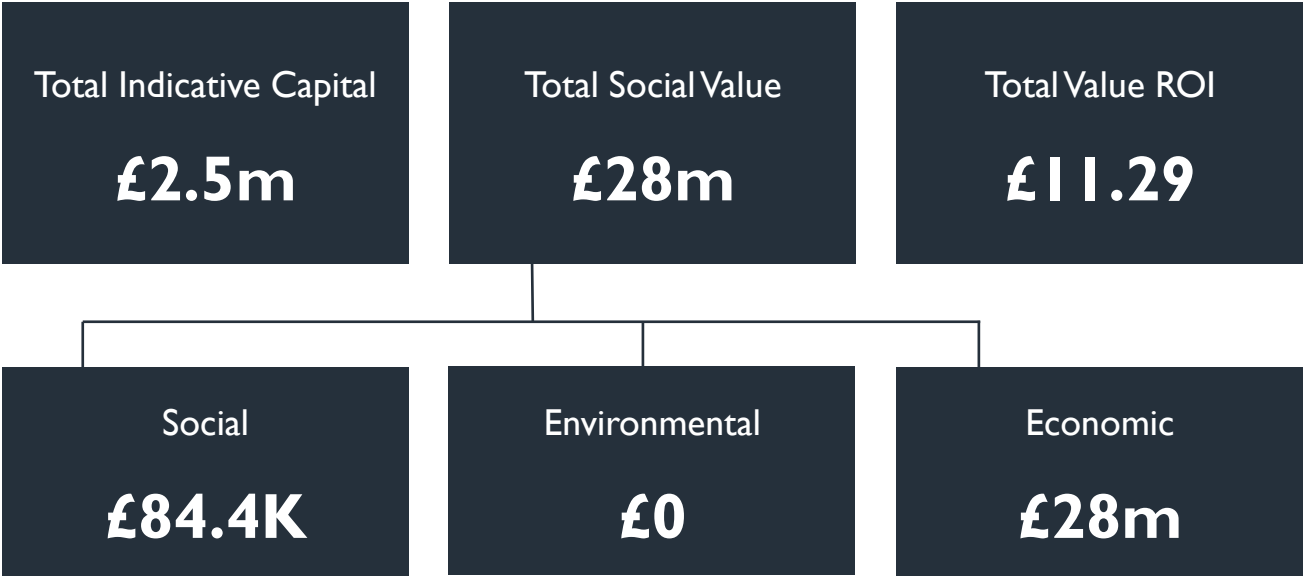
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This programme provides targeted occupational health support, employer assistance to adapt workplaces and skills training to help people with health conditions stay in or return to work.

The programme will improve productivity, reduce poverty, and improve wellbeing and job outcomes for those with long-term health conditions.

Indicative Capital	Site / Building Size
£2.5m Revenue PA	N/A



### Potential for:





# Creative Chrysalis

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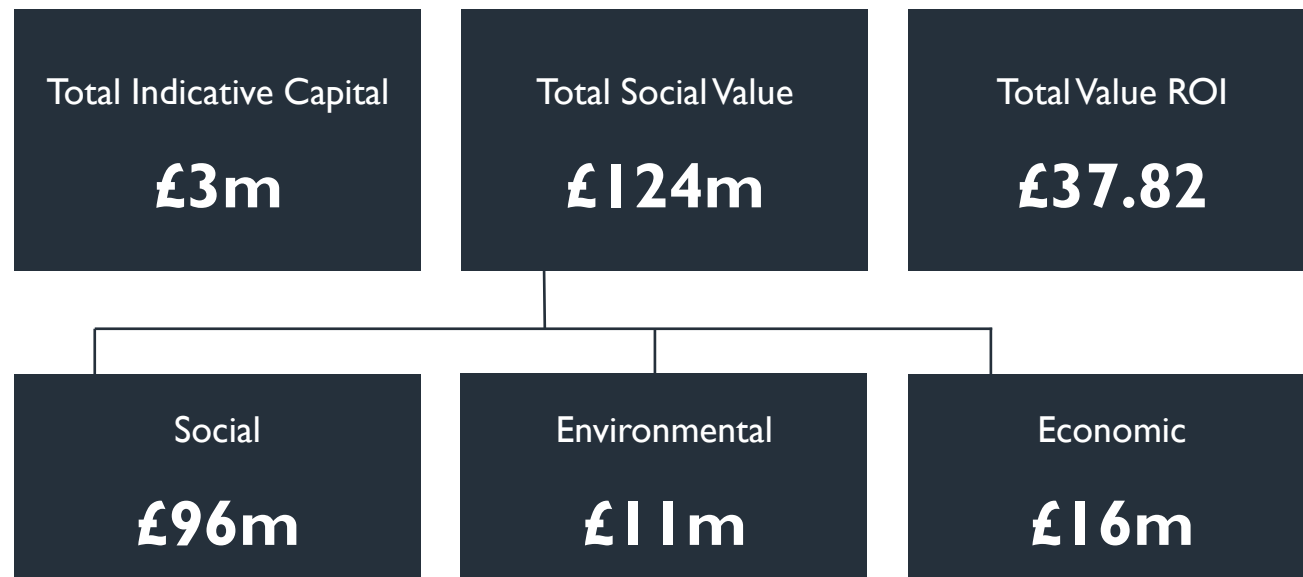
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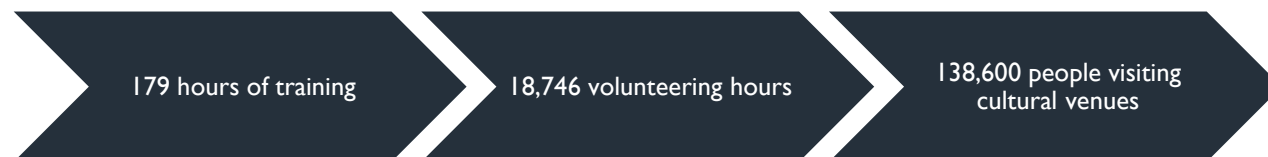
A new arts and exhibition space in central York will showcase world-class and emerging talent, strengthening the city's role as the UK's only UNESCO City of Media Arts.

The centre will provide creative space, support York's thriving festivals and artists, attract and retain talent, and position the city as a regional hub for culture and innovation.

Indicative Capital	Site / Building Size
£3m	1,000 sqm



## Potential for:



# Growth for All- section summary

Projects	Total Indicative Capital (£)	Total social value (£)	Total social value RoI (£)	Social (£)	Environmental (£)	Economic (£)
A Healthy Workforce – Supporting People to Thrive in Work and Health	2.5m	28m	11.29	84k	-	28m
Creative Chrysalis: A new arts and culture innovation centre for York	3m	124m	37.82	96m	11m	16m
Regional Circular Food Distribution Network	4.5m	48m	10.63	305k	8m	40m

# Assessing Collective Impact



# Collective Impact

Each project was divided into smaller sub-projects, which were then assigned to specific categories or clusters based on their distinct focus areas. This approach helps ensure that contributions are accurately represented and prevents double-counting across overlapping themes.

## Key emerging clusters:

Cluster name	BioYorkshire Innovation	Creative & Heritage	Health, Skills & Workforce	Green Energy & Environment
Core projects	<ul style="list-style-type: none"> <li>Bio-Yorkshire Campus</li> <li>Bioresources Engineering Centre (BREC)</li> <li>Enhancing the Digital Technology Landscape</li> </ul>	<ul style="list-style-type: none"> <li>Creative Chrysalis</li> <li>World-Leading Centre for Heritage</li> </ul>	<ul style="list-style-type: none"> <li>A Healthy Workforce- Supporting People to Thrive in Work and Health</li> <li>Construction Skills Centre Network</li> </ul>	<ul style="list-style-type: none"> <li>Harewood Whin Renewable Energy</li> <li>Become the UK's First Net Exporter of Renewable Energy City</li> <li>Regional Circular Food Distribution Network</li> </ul>
Social	£49.3 m	£542 m	£706 k	£11.48 m
Environmental	£2.3m	£11m (N/A for Heritage Centre)	£3,7 k	£22.1 m
Economic	£871 m	£178 m	£216 m	£1.46 b
Strategic Synergy	<ul style="list-style-type: none"> <li>Anchors York's position as a national leader in bioeconomy and low-carbon innovation</li> <li>Shared R&amp;D</li> <li>Creates a skills and talent pipeline in green science, technology, and engineering</li> <li>Sustainability</li> <li>Innovation goals</li> </ul>	<ul style="list-style-type: none"> <li>Connects York's creative economy and heritage regeneration into a single growth engine</li> <li>Builds a cultural corridor linking key heritage assets and creative workspaces</li> </ul>	<ul style="list-style-type: none"> <li>Integrates health, employment, and training to reduce economic inactivity</li> <li>Builds resilience in health and wellbeing, supporting sustainable employment</li> </ul>	<ul style="list-style-type: none"> <li>Integrates renewable energy generation, waste-to-value innovation, and food circularity</li> <li>Links energy, agriculture, and waste sectors in a regional resource efficiency system</li> </ul>

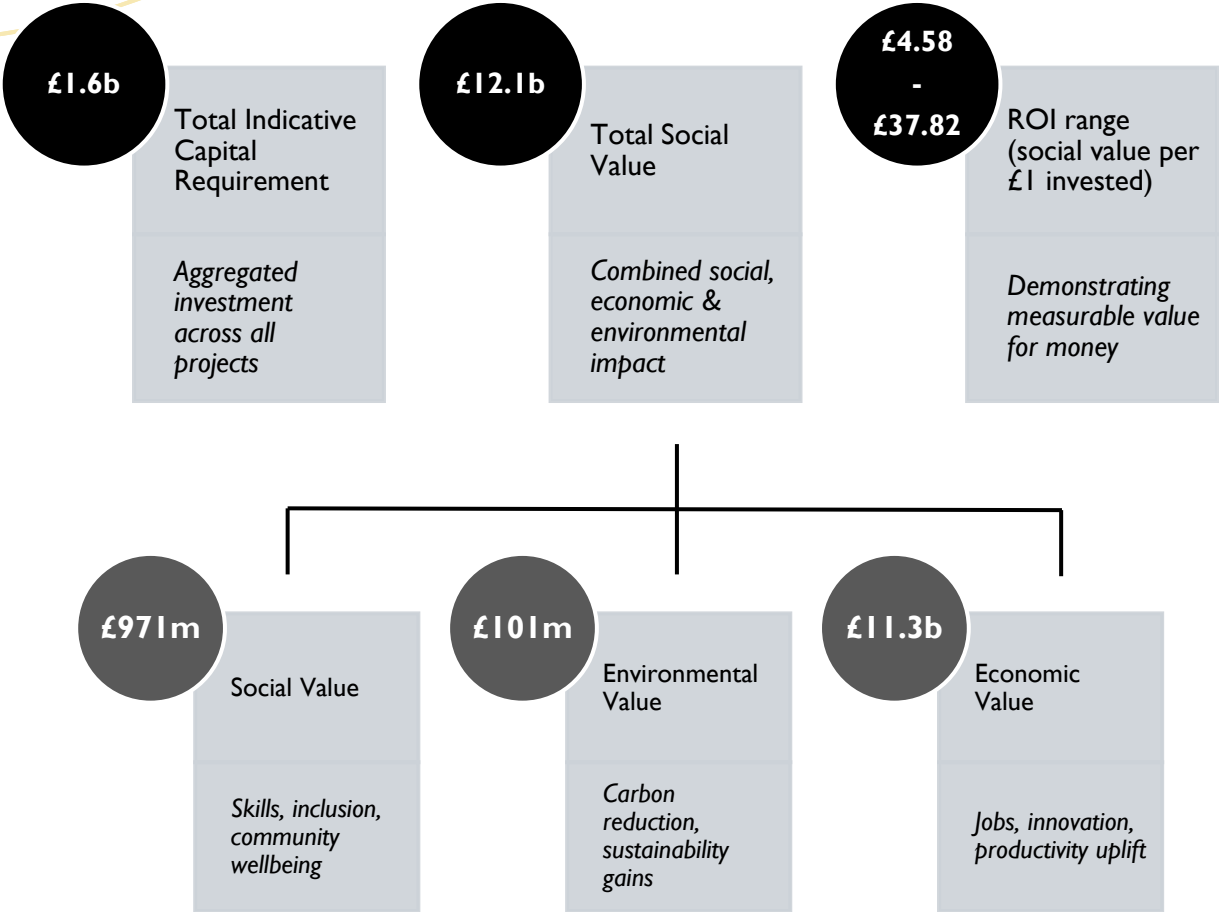
# Collective Impact

## Key emerging clusters:

Cluster name	Infrastructure & Housing	Transport & Connectivity	Enterprise & Business Growth
Core projects	<ul style="list-style-type: none"> <li>Accelerating Brownfield Site Development</li> <li>Unlocking the Local Plan</li> </ul>	<ul style="list-style-type: none"> <li>Station Gateway</li> <li>Outer Ring Road Improvements</li> <li>New Station for Haxby</li> <li>Delivering York's Local Transport Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Cordukes Business Enterprise Zone</li> <li>Innovation Hub &amp; New Regional Adult Skills Centre</li> </ul>
Social	£103 m	£260 m	£5 m
Environmental	£49 m	£17 m	£283 k
Economic	£7 b	£1 b	£569 m
Strategic Synergy	<ul style="list-style-type: none"> <li>Unlocks land and buildings for sustainable, mixed-use development</li> <li>Supports affordable housing, regeneration and public sector efficiency</li> <li>Maximises land value capture and reinvestment into community assets</li> </ul>	<ul style="list-style-type: none"> <li>Delivers a connected, low-carbon mobility system for York and the wider region</li> <li>Supports sustainable commuting and access to employment, education, and leisure</li> </ul>	<ul style="list-style-type: none"> <li>Expands York's entrepreneurship and SME growth ecosystem</li> <li>Provides affordable workspace and incubation for startups and microbusinesses</li> <li>Encourages cross-sector business collaboration in creative, tech, and bio-industries</li> </ul>



# Overall Collective Impact



## List of projects included:

- Bio-Yorkshire Campus
- Bioresources Engineering Centre (BREC)
- Enhancing the Digital Technology Landscape
- Creative Chrysalis
- World-Leading Centre for Heritage
- A Healthy Workforce- Supporting People to Thrive in Work and Health
- Construction Skills Centre Network
- Innovation Hub & New Regional Adult Skills Centre
- Harewood Whin Renewable Energy Project
- Become the UK's First Net Exporter of Renewable Energy City
- Regional Circular Food Distribution Network
- Accelerating Brownfield Site Development
- Unlocking the Local Plan
- Station Gateway
- Outer Ring Road Improvements
- New Station for Haxby
- Delivering York's Local Transport Strategy
- Cordukes Business Enterprise Zone

# Summary and Next Steps



# Summary and Next Steps

This piece of work has successfully assessed the potential social value of 20 projects, several of which have been further broken down into sub-projects, resulting in 22 individual assessments in total. The accompanying table summarises each project's estimated social, environmental, and economic returns.

As the projects progress, the next steps will involve refining model assumptions and updating inputs as more detailed design, cost and delivery information becomes available. This will enable a more accurate assessment of potential benefits and ensure alignment with the guiding principles and strategic priorities of the programme.

Projects	Total Indicative Capital (£)	Total social value (£)	Total social value RoI (£)	Social (£)	Environmental (£)	Economic (£)
A Healthy Workforce – Supporting People to Thrive in Work and Health	2.5m	28m	11.29	84k	-	28m
Accelerating Brownfield Site Development	451m	3b	7.62	28m	12m	3b
Become the UK's First Net Exporter of Renewable Energy City – Roof Top Solar City initiative, and York District Heat Network	52m	471m	17.97	3.17m	4.1m	463m
Become the UK's First Net Exporter of Renewable Energy City - Energy City, Green Energy Parks – Elvington	70m	590m	8.43	5m	2m	583m
Bio-Yorkshire Campus- Global Bioeconomy Institute	42m	276m	6.56	2m	114k	274m
Bio-Yorkshire Campus- Sustainability Learning Centre & Living Lab	19m	147k	8.26	1m	60k	146m
Bio-Yorkshire Campus-Fera Bio-Innovation Hub	5.8m	33m	5.63	270k	11k	33m
Bioresources Engineering Centre (BREC)	30m	259m	8.65	2m	120k	257m
Construction Skills Centre Network	6m	189m	31.47	622k	4k	188m
Cordukes Business Enterprise Zone	19m	157m	8.25	1m	61k	156m
Creative Chrysalis: A new arts and culture innovation centre for York	3m	124m	37.82	96m	11m	16m
Enhancing the Digital Technology Landscape	15.7m	208m	13.21	44m	2m	161m
Harewood Whin Renewable Energy	45m	390m	8.66	3m	8m	378m
Innovation Hub & New Regional Adult Skills Centre	15m	417m	27.79	4m	222k	413m
New Station for Haxby	24m	127m	5.29	11m	295k	115m
Regional Circular Food Distribution Network	4.5m	48m	10.63	305k	8m	40m
Unlocking the Local Plan	480m	4b	7.87	75m	37m	4b
World-Leading Centre for Heritage	36m	608m	17.08	446m	-	162m
Delivering York's Local Transport Strategy	43.6m	289m	6.64	29m	15m	245m
Outer Ring Road Improvements	163.5m	748m	4.58	208m	1m	539m
Station Gateway	25m	11.9m	4.75	12m	394k	107m
<b>Totals</b>	<b>£1.6b</b>	<b>£12.1b</b>	<b>£4.58 - £37.82</b>	<b>£971m</b>	<b>£101m</b>	<b>11.3b</b>



# Appendices



# Assumptions Context

Where data on costs, site size, or other inputs for the LOOP social value calculator were not yet confirmed, estimates have been made based on informed assumptions. Each project slide specifies whether model inputs (e.g. capital cost and floor area) are confirmed or estimated.

Indicative capital costs have been estimated using BCIS rates, the standardised construction cost benchmarks published by the Building Cost Information Service (BCIS), which are widely used across the UK to estimate and compare project costs. These estimates represent indicative capital requirements to support project generation and early-stage appraisal, rather than full or final total capital costs.

Site or building sizes have been estimated through desktop research or by referencing similar schemes.

All other model inputs, including employment creation, training outcomes (e.g. apprenticeships and qualifications), environmental factors (e.g. biodiversity net gain and carbon reduction), and community benefits have been developed based on project-specific assumptions, unless verified data has been provided.

## **Generic assumptions:**

The assumptions are split into several categories. This is because different sectors have different qualities and therefore require different metrics. For example, an education and innovation development will have different employment and training opportunities compared to a residential-led scheme. This meant only assumptions and metrics specific to the classification has been applied to the projects.





# Assumptions Context

## Health Projects calculations, and source

Inputs for projects with a health benefit have been developed based on:

Health Projects	Metric	Assumptions / Calculation Basis	Source / Reference
	Jobs (FTE) during construction	20–25 jobs per £1m construction spend (use 20)	HCA Additionality Guide (2014)
	Jobs (FTE) (operational)	1 FTE job per 40–50 m <sup>2</sup> healthcare space (use 40)	NHS employment density guidance (2015)
	Apprenticeships (L2–L4+)	10% of FTE: 50% L2, 30% L3, 20% L4	National TOMs Framework (2025)
	Qualifications	1–2 student placements per 10 clinical staff - (based on operational jobs)	HS Education Standards
	Training hours per year	40 hours per person per year	NHS Enhancing Doctors Report (2023)
	Supply Chain Spending	20% of capital value: Small 20%, Medium 40%, Large 40%	NHS Procurement Ratios
	Access to Green Space	25–35% of site area as green space	NHS HTM Sustainability Design Guides
	Volunteering Hours	1–2 hours per volunteer per week (equivalent to 90 hours per year per volunteer). Where staff volunteering is considered, assume 0.1–0.2 hours per staff per week (≈ 1 day per year).	NHS England Volunteering Dashboard 2024/25 (6.4 million hours / 71,828 volunteers = 1.7 h per week); Community Life Survey 2023/24; Royal Voluntary Service (2023) “Employee Volunteering: The Untapped £3.25 bn Opportunity”.

# Assumptions Context

## Education and innovation

Inputs for Education and innovation projects have been developed based on:

	Metric	Assumptions / Calculation Basis	Source / Reference
Education & Innovation	Jobs (FTE) during construction	20–25 jobs per £1m construction spend (use 20)	HCA Additionality Guide (2014)
	Jobs (FTE) (operational)	Education - 20-25 Jobs per £1m building value. Typical Construction costs £3,500per m2	HCA Additionality Guide (2014)
	Apprenticeships (L2–L4+)	10% of FTE: 50% L2, 30% L3, 20% L4 - all jobs	CITB Skills Funding Benchmarks (workforce guidance)
	Hours of STEM training provided	30 STEM training hours per FTE per year	LOOP STEM Skills Metric (ED1.2 / ED1.3); CITB Skills Funding Benchmarks
	Qualifications	5% of FTE: L2 50%, L3 30%, L4+ 20% - (based on operational jobs)	CITB Skills Funding Benchmarks (workforce guidance)
	Training hours per year	40 hours per person per year	Education & Skills Funding Agency (ESFA) – Workforce Development Guidance
	Qualifications (based on operational jobs)	Education facility supports 500 students/year	Lab & Classroom Capacity Benchmarks
	Supply Chain Spending	20% of capital value: Small 20%, Medium 40%, Large 40%	NHS Procurement Ratios
	Access to Green Space	25–35% of site area as green space	NHS HTM Sustainability Design Guides
	Volunteering Hours	1 hour per staff per week (50 volunteers)	Social Enterprise UK Impact Reports

# Assumptions Context

## Housing

Inputs for Housing projects have been developed based on:

	Metric	Assumptions / Calculation Basis	Source / Reference
Housing	Trees	1 tree per dwelling	Common design guideline
	Jobs (FTE) construction	20–25 jobs per £1m construction spend	HCA Additionality Guide (2014)
	Jobs (FTE) Operational	1 FTE per 20 homes	HCA Additionality Guide (2014)
	Apprenticeships (L2–L4+)	5% of FTE: 50% L2, 30% L3, 20% L4	CITB Skills Funding Benchmarks (workforce guidance)
	Qualifications	5% of FTE: L2 50%, L3 30%, L4+ 20% - (based on operational jobs)	CITB Skills Funding Benchmarks (workforce guidance)
	Training	10 hours per person per year for construction jobs only	Education & Skills Funding Agency (ESFA) – Workforce Development Guidance (HCA workforce guidance)
	Volunteering Hours	1 hour per staff per week (52 weeks per year)	Social Enterprise UK Impact Reports
	Affordable Housing	20% Target for brownfield sites of 15 or more dwellings 30% Target for Greenfield sites 15 or more 10% All sites 5-14 dwellings	York Local Plan
	Carbon Saving	EPC B homes save 1.5–2 tCO <sub>2</sub> /year per unit (3,000–4,000 tCO <sub>2</sub> total)	BEIS Green Book CO <sub>2</sub> Assumptions

# Assumptions Context

## Transport

Inputs for Transport projects have been developed based on:

	Metric	Assumptions / Calculation Basis	Source / Reference
Transport	Jobs (FTE) construction	10–15 jobs per £1m spend (direct & indirect)	HCA Additionality Guide (2014)
	Jobs (FTE) Operational	operational/maintenance roles per 5-10m projects (using 1.5 FTE per 7.5m spend)	HCA Additionality Guide Department of Transport (2014)
	Training hours	50 hours per person per year	Workforce Development Guidance (HCA workforce guidance)
	Apprenticeships (L2–L4+)	1 apprentice per £1.5m spend	CITB Skills Benchmarks
	Carbon Saving	Car→bike = 0.6 tCO <sub>2</sub> /year saved; Car→bus/train = 0.4 tCO <sub>2</sub> /year	BEIS/DEFRA Conversion Factors
	Active Travel Uptake	5–10% of local population cycling or walking to work	DfT Active Travel Statistics (2024)
	Health Benefits	£1k–£3k social value per new active traveller	HM Treasury Green Book
	Volunteer Hours	5–10 hours per volunteer per year - 0.5 FTE per 1m capital spend	Sustrans Community Engagement Data (2023)
	Travel Time Savings	£19/hr (business), £8/hr (commuting/personal)	DfT WebTAG Databook (2024)
	Supply Chain Spending	20% of capital value retained locally	Infrastructure and Projects Authority Benchmarks

# Assumptions Context

## Heritage

Inputs for Heritage projects have been developed based on:

	Metric	Assumptions / Calculation Basis	Source / Reference
Heritage	Jobs (FTE) Construction	1 FTE per £180k–£220k capital spend (mix of construction, conservation, and management roles)	DCMS Economic Estimates (2023); Historic England “Heritage and the Economy” (2022)
	Jobs (FTE) Operational	20-30 Jobs per 5m project (5 FTE per 1m spend)	DCMS (2023); Historic England (2022)
	Apprenticeships (L2–L4+)	1 apprenticeship per £1.5m capital spend (craft skills, heritage construction, curation)	CITB Heritage Skills Benchmarks; National TOMs Framework (2025)
	Training	Construction - 10 hours per year Operational - 20–30 hours training per staff or volunteer per year	Heritage Skills Alliance Training Reports (2023)
	Volunteering Hours	50–100 volunteers contributing 20–40 hours each per year	Heritage Volunteering Group (2022); National Lottery Heritage Fund Evaluation Framework
	Qualifications	Level 2 - 50% of staff	
	Cultural engagement	10,000–25,000 annual visits or engagements (depending on site scale)	DCMS Participation Data (2023); VisitBritain Local Tourism Estimates
	Community Events	5–10 events per year (education, arts, heritage)	National Lottery Heritage Fund Delivery Evaluation Templates
	Supply Chain Spending	25% of capital value retained locally (specialist materials, local trades)	Historic England Local Economic Impact Studies (2021)
	Carbon Saving / Reuse Benefit	Refurbishment saves 50–60% embodied carbon vs. new build equivalent	Historic England “Heritage Counts – Carbon in the Built Historic Environment” (2023)

# **Appendix Section I: Delivering Economic Growth**



# Appendix 1 Bio-Yorkshire Campus: Global Bioeconomy Institute

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£42m	Confirmed in documents provided
Size	4,855 m <sup>2</sup>	Confirmed in documents provided
FTE	480 – Construction 338 – Operational	Jobs (FTE) during construction (20–25 jobs per £1m construction spend), based on HCA Additionality Guide (2014) Jobs (FTE) (operational) - 20-25 Jobs per £1m building value, based on NHS employment density guidance (2015)
Apprenticeships	No details on apprenticeships for this project provided, assumed covered in the Fera Bio-Innovation Hub	N/A
Environmental	No carbon reduction expected BNG calculated based on site size	N/A
Training	40 students per year with level 4+ qualifications Training hours and STEM training hours expected	Confirmed in documents provided 40 hours per person per year 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 2 Bio-Yorkshire Campus: Fera Bio-Innovation Hub

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£5.8m	Confirmed in documents provided
Size	572 m <sup>2</sup>	Confirmed in documents provided
FTE	116 – Construction 40 – Operational	Jobs (FTE) during construction (20–25 jobs per £1m construction spend), based on HCA Additionality Guide (2014) Jobs (FTE) (operational) - 20-25 Jobs per £1m building value, based on NHS employment density guidance (2015)
Apprenticeships	5 apprenticeships at level 2	Confirmed in documents provided
Environmental	No carbon reduction expected BNG calculated based on site size	Confirmed in documents provided
Training	Training hours and STEM training hours expected	40 hours per person per year, and 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 3 Bio-Yorkshire Campus: Sustainability Learning Centre & Living Lab

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£19m	Confirmed in documents provided
Size	2,200 m <sup>2</sup>	Confirmed in documents provided
FTE	380 – Construction 154 – Operational	Jobs (FTE) during construction (20–25 jobs per £1m construction spend), based on HCA Additionality Guide (2014) Jobs (FTE) (operational) - 20-25 Jobs per £1m building value, based on NHS employment density guidance (2015)
Apprenticeships	No details on apprenticeships for this project provided, assumed covered in the Fera Bio-Innovation Hub	N/A
Environmental	Carbon reduction expected BNG calculated based on site size	N/A
Training	50-100 students per year Training hours and STEM training hours expected	Confirmed in documents provided 40 hours per person per year, and 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 4

## Cordukes Business Enterprise Zone

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£19m	Confirmed in documents provided
Size	2,043 m <sup>2</sup>	Confirmed in documents provided
FTE	380 – Construction 102 – Operational	Jobs (FTE) during construction (20–25 jobs per £1m construction spend), based on HCA Additionality Guide (2014) Jobs (FTE) (operational) - 1 FTE job per 20 m <sup>2</sup>
Apprenticeships	Apprenticeships expected	10% of FTE: 50% L2, 30% L3, 20% L4 - all jobs
Environmental	Carbon reduction expected BNG calculated based on site size	Based on 20% green space
Training	Training hours expected	40 hours per person per year (operational and construction)
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 5

## World-Leading Centre for Heritage

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£36m	Confirmed in documents provided
Size	Not provided, multiple sites	N/A
FTE	178 – Construction 182.5 – Operational	Construction - 1 FTE per £180k–£220k capital spend (mix of construction, conservation, and management roles) (use 200k) Operational - 20-30 Jobs per 5m project (5 FTE per 1m spend)
Apprenticeships	Apprenticeships expected	1 apprenticeship per £1.5m capital spend (craft skills, heritage construction, curation)
Environmental	N/A as there is no size of a singular site	N/A
Training	Level 2 training expected Training hours expected	50% of operational staff Construction - 10 hours per year Operational - 20–30 hours training per staff or volunteer per year
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected Impact on engagement in sport and cultural activities	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25 66% engagement rate based on 210,000 people - ONS mid 2024 estimate

# Appendix 6

## Bioresources Engineering Centre (BREC)

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£30m	Confirmed in documents provided
Size	6,500 m2	Site size estimated based on google map imaging
FTE	310 – Construction 454 – Operational	Jobs (FTE) during construction (20–25 jobs per £1m construction spend), based on HCA Additionality Guide (2014) Jobs (FTE) (operational) - 20-25 Jobs per £1m building value, based on NHS employment density guidance (2015)
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships expected	10% of FTE: 50% L2, 30% L3, 20% L4 - all jobs
Environmental	Carbon benefit will be modest BNG calculated based on site size	N/A
Training	Mix of Level 2, 3, and 4+ people expected Training hours and STEM training hours expected	5% of FTE: 50% L2, 30% L3, 20% L4 Operational. 40 hours per person per year, and 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25



# Appendix 7 Become the UK's First Net Exporter of Renewable Energy City

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£122m	Based on the estimated individual costs of components
Size	122.8 ha	Confirmed in documents provided
FTE	1400 – Construction 105 – Operational	Construction - 20–25 jobs per £1m construction spend Operational - 1.5 FTE/£1m
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	10% of FTE: 50% L2, 30% L3, 20% L4, construction only as limited opportunities
Environmental	Carbon reduction expected BNG calculated based on site size	Confirmed in documents provided
Training	Mix of Level 2, 3, and 4+ people expected Training hours and STEM training hours expected	10% of FTE: 50% L2, 30% L3, 20% L4 Operational only 10 hours per FTE construction 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected access to green space expected,	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 8 Harewood Whin Renewable Energy

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£45m	Confirmed in documents provided
Size	82.47 ha	Confirmed in documents provided
FTE	900 – Construction 68 – Operational	Construction - 20–25 jobs per £1m construction spend Operational - 1.5 FTE/£1m
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	10% of FTE: 50% L2, 30% L3, 20% L4, construction only as limited opportunities
Environmental	Carbon reduction expected, renewable generation expected BNG calculated based on site size	Confirmed in documents provided
Training	Mix of Level 2, 3, and 4+ people expected Training hours and STEM training hours expected	10% of FTE: 50% L2, 30% L3, 20% L4 Operational only 10 hours per FTE construction 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 9

## Construction Skills Centre Network

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£6m	Cost based on similar projects
Size	1,000 m2	Size based on similar projects
FTE	20 – Construction 70 – Operational	Construction 20–25 jobs per £1m construction spend (use 20) Operational - 20-25 Jobs per £1m building value.
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	Based on the medium utilisation of space available, split per training type
Environmental	Carbon reduction not expected BNG calculated based on site size	N/A
Training	Mix of Level 2, 3, and 4+ people expected Training hours, Unpaid work experience FTE, and STEM training hours	Based on the medium utilisation of space available, split per training type Training hours 286-581 hours per FTE (using 428.5) Work experience based on Scarborough case study STEM - 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 10

## Innovation Hub & New Regional Adult Skills Centre

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£15m	Confirmed in documents provided
Size	9290 m2	Confirmed in documents provided
FTE	300 – Construction 640 – Operational	Construction 20–25 jobs per £1m construction spend (use 20) Operational - 20-25 Jobs per £1m building value.
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	10% of FTE: 50% L2, 30% L3, 20% L4 all
Environmental	Carbon reduction not expected BNG calculated based on site size	N/A
Training	Mix of Level 2, 3, and 4+ people expected Training hours and STEM training hours included	5% of FTE: 50% L2, 30% L3, 20% L4, operational jobs 40 hours per FTE (all jobs) 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# **Appendix Section 2: Facilitating Growth**

# Appendix 11

## Station Gateway

Indicator	Value	Assumptions
Total Indicative Capital	£25m	Confirmed in documents provided
Size	N/A	Confirmed in documents provided
FTE	312 – Construction 5 – Operational	10–15 jobs per £1m spend (direct & indirect) (using 12.5) Operational - 1-2 FTE operational/maintenance roles per 5-10m projects (using 1.5 FTE per 7.5m spend)
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	1 apprentice per £1.5m spend/ three types
Environmental	Carbon reduction expected	Based on 5% of passengers switching from car to train
Training (Hourly)	Training hours expected	50 hours per person per year (operational)
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value: Small 20%, Medium 40%, Large 40%
Volunteering hours	Volunteering expected	5–10 hours per volunteer per year - 0.5 FTE per 1m capital spend
Accessibility	Accessibility improvements expected (£)	15% of total scheme spend



# Appendix 12

## New Station for Haxby

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£24m	Confirmed in documents provided
Size	2.38 ha	Confirmed in documents provided
FTE	300 – Construction 5 – Operational	Construction - 10–15 jobs per £1m spend (direct & indirect) (using 12.5) Operational - 1-2 FTE operational/maintenance roles per 5-10m projects (using 1.5 FTE per 7.5m spend)
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	1 apprentice per £1.5m spend
Environmental	Carbon reduction expected	Based on shift from car travel to rail
Training	Training hours expected	50 hours per person per year (operational)
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected Accessibility Improvements	5–10 hours per volunteer per year - 0.5 FTE per 1m capital spend 15% of £24m capital

# Appendix 13

## Unlocking the Local Plan

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£480m	Confirmed in documents provided
Size	236.8 ha	Confirmed in documents provided
FTE	22,260 – Construction 276 – Operational	Construction - 20–25 jobs per £1m construction spend Operational 1 FTE per 20 units
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	5% of FTE: 50% L2, 30% L3, 20% L4 - construction only
Environmental	Carbon reduction expected BNG calculated	EPC B homes save 1.5–2 tCO <sub>2</sub> /year per unit (3,000–4,000 tCO <sub>2</sub> total) 1 tree per dwelling
Training	Mix of Level 2, 3, and 4+ people expected Training hours expected	5% of FTE: 50% L2, 30% L3, 20% L4 Operational jobs 40 hours per FTE (operational jobs) 10 hours per week for all jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected, and Impact on affordable housing expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25 20% Target for brownfield sites of 15 or more dwellings

# Appendix 14

## Outer Ring Road Improvements

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£163.5m	Confirmed in documents provided
Size	79 ha	Confirmed in documents provided
FTE	1375 – Construction 22 – Operational	Construction - 10–15 jobs per £1m spend (direct & indirect) (using 12.5) Operational - 1-2 FTE operational/maintenance roles per 5-10m projects (using 1.5 FTE per 7.5m spend)
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	1 apprentice per £1.5m spend/ three types
Environmental	Carbon reduction expected BNG calculated	5% of trips avoid car usage entirely through active travel / modal shift
Training	Training hours expected	50 hours per person per year (operational)
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected, and Engagement in sport and cultural activities	5–10 hours per volunteer per year - 0.5 FTE per 1m capital spend Confirmed in documents provided

# Appendix 15

## Accelerating Brownfield Site Development

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£451m	Confirmed in documents provided
Size	56.95 ha	Confirmed in documents provided
FTE	13660 – Construction 140 – Operational	Construction - 20–25 jobs per £1m construction spend Operational 1 FTE per 20 units
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	5% of FTE: 50% L2, 30% L3, 20% L4 - construction only
Environmental	Carbon reduction expected BNG calculated	EPC B homes save 1.5–2 tCO <sub>2</sub> /year per unit (3,000–4,000 tCO <sub>2</sub> total) 20% green space (11.39 ha) × 3 units/ha 1 tree per dwelling
Training	Mix of Level 2, 3, and 4+ people expected Training hours expected	5% of FTE: L2 50%, L3 30%, L4+ 20% (operational jobs) 10 hours per week for all jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected, and Impact on affordable and social housing expected	1 hour per staff per week (52 weeks per year) 20% affordable, based on 3 bed semi-detached

# Appendix 16

## Enhancing the Digital Technology Landscape

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£15.7m	BCIS 2025 Q3
Size	N/A – Digital project	Confirmed in documents provided
FTE	314 – Construction 70 – Operational	Construction 20–25 jobs per £1m construction spend (use 20)
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	10% of FTE: 50% L2, 30% L3, 20% L4 all
Environmental	Carbon reduction expected BNG calculated	Based on 25% shift to remote/hybrid working among 10,000 local employees; average saving 0.12 tCO <sub>2</sub> e per commuter.
Training	Mix of Level 2, 3, and 4+ people expected Training hours and STEM training hours expected	5% of FTE: 50% L2, 30% L3, 20% L4 Operational jobs 40 hours per FTE (all jobs) 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Access to green space expected, Volunteering hours expected, and Impact on affordable and social housing expected	+1000 properties 1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25 Confirmed in documents provided

# Appendix 17

## Delivering York's Local Transport Strategy

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£43.57m	Based on the estimated individual costs of components
Size	N/A difficult to quantify	Confirmed in documents provided
FTE	545 – Construction 9 – Operational	Construction - 10–15 jobs per £1m spend (direct & indirect) (using 12.5) Operational - 1-2 FTE operational/maintenance roles per 5-10m projects (using 1.5 FTE per 7.5m spend)
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	1 apprentice per £1.5m spend/ three types
Environmental	Carbon reduction expected BNG calculated	20% reduction in driven miles in York.
Training	Training hours expected	50 hours per person per year (operational)
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected, and Engagement in sport and cultural activities	5–10 hours per volunteer per year - 0.5 FTE per 1m capital spend Confirmed in documents provided



# **Appendix Section 3: Growth for All**

# Appendix 18

## Regional Circular Food Distribution Network

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£4.5m	Based on the estimated individual costs of components
Size	N/A – an initiative rather than physical sites	Confirmed in documents provided
FTE	90 – Construction 7 – Operational	Construction 20–25 jobs per £1m construction spend (use 20) operational - 1.5 FTE/£1m
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	10% of FTE: 50% L2, 30% L3, 20% L4 construction only as limited opportunities
Environmental	Carbon reduction expected Trees expected	3 hubs × 50 trees each
Training	Mix of Level 2, 3, and 4+ people expected Training hours and, STEM training hours included	10% of FTE: 50% L2, 30% L3, 20% L4 Operational only 10 hours per FTE construction 30 STEM training hours per FTE per year for operational jobs
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25

# Appendix 19

## A Healthy Workforce- Supporting People to Thrive in Work and Health

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£2.5m	Confirmed in documents provided
Size	N/A, it is an initiative, rather than a singular site	Confirmed in documents provided
FTE	0 – Construction 25 – Operational	2-3 FTE per 1m spend + 10-15 directly employed staff, 20–25 FTE supported per £2.5m per year
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	1–2% of participants complete L2, 0.6% for L3, and 0.4% for L4+
Training	Mix of Level 2, 3, and 4+ people expected Training hours included	Assume 4% of participants complete L2, 2% for L3, and 1% for L4+
Supply Chain	Mix of small, medium, and large business supply chain spending	Of capital value, broken down to 20% small, 30% medium, 50% large
Community	Volunteering hours expected	20 peer mentors/employer champions × 50 hours/year, based on IPS Grow & Thrive Employer Network data (NHS England 2022)

# Appendix 20

## Creative Chrysalis

Indicator	Value	Assumptions/ notes
Total Indicative Capital	£3m	Confirmed in documents provided
Size	1000sqm	Confirmed in documents provided
FTE	5 – Construction 5 – Operational	1 FTE per £180k–£220k capital spend (mix of construction, conservation, and management roles) 20-30 Jobs per 5m project (5 FTE per 1m spend)
Apprenticeships	Mix of Level 2, 3 and 4+ apprenticeships	1 per 1.5 m capital/3
Environmental	No carbon reduction, Increase in BNG based on size	N/A
Training	Training hours expected	Construction 10 hours per 1 fte per year Operational 25 hours per fte per year
Supply Chain	Mix of small, medium, and large business supply chain spending	20% of capital value, broke down to 20% small, 40% medium, 40% large
Community	Volunteering hours expected Impact on engagement in sport and cultural activities	1 hour per staff per week (52 weeks per year), based on NHS England Volunteering Dashboard 2024/25 66% engagement rate based on 210,000 people - ONS mid 2024 estimate