

## Annex 6 – Economic Impact

1. The economic programme for the local economy emphasises the importance of developing the knowledge economy in the City. Work undertaken by Centre for Cities on prioritising prosperity highlights the need for all partners, including the Council, Universities and Science City York, to increase their focus on building up the City's science and technology cluster. "This cluster represents York's best chance of carving out a niche for itself in the modern economy. City partners should work together to define York's leading expertise, attract investment and build its international brand" (Centre for Cities, March 2009). This proposal would contribute significantly to developing this strength in the City.
2. The economic future of the city is inherently tied to its ability to support existing businesses and attract new investment to York. The strategy for developing the local economy is outlined in both the Sustainable Community Strategy and the Council Plan; this highlights the importance of developing the knowledge economy in York. As knowledge becomes an increasingly important part of innovation and development processes, the role of Universities has come to the fore. Universities are widely acknowledged as one of the important drivers of knowledge-based city development, through the direct contribution they make to the local economy, through raising levels of higher skills in the workforce, and through wider processes of innovation and wealth creation.
3. York St. John University is embarking on an important period of its strategic development, which will bring significant benefits to students, the local economy and the wider community in the City. It is already a major asset to the City of York. The University directly employs 640 staff and generates 1142 jobs leading to a



£47 million local income gain associated with those jobs. Demand for its provision is expanding. Currently there are around 6,000 students from a wide catchment who spend £16.7 million in the local economy each year. The University is strongly rooted in the heart of the City and has developed a vision based on delivering exceptional teaching and learning. It has a strong reputation for partnership working regionally and emerging strengths in developing both national and international networks. Its reputation is being built upon a successful and fast growing Business School founded in 2008 and actively engaged with hundreds of local businesses; health and well-being provision from entry level to meeting the continuing professional needs of health providers; teacher training courses with long established relationships with around 1,200 schools; and a broad arts portfolio supporting business incubation and the cultural vitality of York and the surrounding region.

4. An Economic Impact Assessment of the proposals has been provided by York St. John University and is attached. In summary, since 2000, approximately £86 million has already been invested directly and indirectly into the York St John University.
5. By continuing this investment in the University's estates strategy, York St John will be able to offer students cutting edge campus facilities fit for the 21<sup>st</sup> Century, whilst also allowing new 'markets' to be explored through the attraction of new students and partners. This, in turn, will ensure that the University continues to improve its



academic offering and provide the very best student and visitor experience.

6. The University currently has 6200 students (full and part-time). The University directly employs approximately 640 (FTE) academic and academic-related staff. The University also provides approximately 1142 jobs through the supply of goods and services and through the re-cycling of income in the local economy. The annual local income gain associated with these jobs is £47 million and the total student expenditure per annum is £39 million.
7. An expanded campus would allow the University to accommodate up to 2000 extra students and would employ around 200 extra academic and non-academic staff.
8. An increase annual spend associated with extra students, alongside an increased number of disposable incomes associated with new staff would significantly enhance the financial capital currently generated by the University to the benefit of the local economy. The expanded campus could potentially generate an increased annual expenditure of approximately £31 million per annum.
9. The construction stages of the potential redevelopment would present a one-off boost to the local economy, providing employment as well as significant financial income through the construction of and investment in the new facilities. The



construction stage would have the potential to financially benefit the local economy by approximately £34 million.

10. A further potential benefit to the local economy of around £36 million would be generated by the development of a further 800 student residential bed spaces on existing brownfield sites within the city centre over the next 4 years.
11. There will be an impact of the closure of the car and coach park at Union Terrace; the implications for car and coach parking are considered elsewhere within this report. Essentially, it is projected that car parking will be disbursed to alternative sites within the city centre. The overall impact on City Centre footfall and therefore the economic vitality and viability of the City Centre is therefore expected to be limited. The impact of the loss of coach parking at Union Terrace will depend upon the success of the alternative measures for coach parking as set out in the report.
12. There are a range of diverse retailers and traders in the vicinity of Union Terrace. Footfall will be affected along these streets through the alternative arrangements for car and coach parking although this impact needs to be balanced with the significant economic benefits for the city that could arise as a result of the University expanding.



**PRIVATE & CONFIDENTIAL**



## **Economic Impact Statement**



**Union Terrace Car Park,  
York**

**June 2011**



# CONTENTS

- 1. INTRODUCTION..... 3 - 4
- 2. BASELINE POSITION..... 5 - 9
- 3. POTENTIAL IMPACT ..... 10 - 17
- 4. CONCLUSIONS & SUMMARY TABLE ..... 18 - 21
- APPENDIX 1: GILLYGATE LAND USES MAP.....22

## 1. Introduction

- 1.1 GVA has been instructed by York St John University to prepare an Economic Impact Statement to outline the likely benefits for the University, its students and the wider City of York as a consequence of developing the Union Terrace Car Park site as an extension to the York St John University Campus.
- 1.2 This follows GVA's preparation of a Planning Feasibility report for the Union Terrace Car Park site in November 2010. The report set out the planning framework and historical context for the site's potential redevelopment by the University, drawing on these to identify an initial developable floor space of circa 9,492 sqm. For the purposes of this report, however, we have assumed that the University would develop a maximum floor space of approximately 13,000 sqm based on the University's likely space requirements.
- 1.3 Since 2000, approximately £86 million has already been invested directly and indirectly into the York St John University through the highly successful implementation of the strategic transformation exercise. The further expansion of the campus would form an important part of the University's continued commitment to improving the academic offering and its contribution to the economic and social development of the City.
- 1.4 By continuing this investment in the University's estates strategy, York St John will be able to offer students cutting edge campus facilities fit for the 21<sup>st</sup> Century, whilst also allowing new 'markets' to be explored through the attraction of new students and partners. This, in turn, will ensure that the University continues to improve its academic offering and provide the very best student and visitor experience.
- 1.5 From 2012, central government will allow universities to set their own tuition fees. York St John University has set a fee of £8,500 which will allow it to deliver an improved and enhanced academic offer and direct / indirect investment in the City.

### Potential Uses

- 1.6 Based on the University's current estates strategy, the car park site would be redeveloped and in doing so provide a range of state of the art new facility's to enhance the quality of the student experience, expansion of existing academic activities and the proposed



significant increase in home and International students over the next four years. In this context, "potential" uses which are being considered by the University are as follows:

- Faculty of Health & Life Sciences –recreational, sport, fitness & conditioning, research and clinical facilities for students, staff and the public
- Faculty of Business - Business School office, seminar, business support facilities.
- Faculty of Arts – event, exhibition and specialist spaces / studios
- Academic and administrative offices
- High quality residential facilities linked with the business school and new conferencing space

1.7 Further to the above, there may be the opportunity to include new business incubation units, alongside other facilities to improve the student experience as part of a potential scheme. The University will also explore options to attract members of the public into the site through facilities such as cafes, galleries and exhibition space.

1.8 The development of the Union Terrace Car Park site will also enable the University to comprehensively review the remaining campus to ensure it provides an exceptional student experience whilst maintaining high levels of efficiency.

## Report Structure

1.9 The main objective of the EIS is to produce a systematic assessment of the potential economic, social and environmental effects as a result of the development of the Union Terrace Car Park by the University.

1.10 The report is structured into three sections as follows:

- Baseline Position - details of the current demographic context of the York St John University, including current staff and student numbers and their associated expenditure.
- Potential Impact - a quantified assessment of the economic, social and environmental effects of the development, based on likely uses.
- Conclusions - summary of findings presented in the report.



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## 2. Baseline Position

- 2.1 This section presents relevant information from which the potential economic impact of the proposed new development can be assessed, including consideration of the University in both its local and wider-level context.
- 2.2 Over and above information and data provided directly by York St John University, reference is made to the following reports relating to the role of higher education and the benefits of university education on the national economy:

*Pricewaterhouse Coopers LLP (2005) The economic benefits of higher education qualifications - a report produced for the Royal Society of Chemistry and the Institute of Physics.*

*Stafford, B. & Martin, S. (2010) The local income and employment gains attributable to York St John University and the University of York, York: Department of Economics & Related Studies.*

### The University in Context

- 2.3 York St John University currently has 6200 students (full and part-time) from a wide geographic catchment area. Eight hundred students are from York and a further, 3250 are from the wider Yorkshire area. On top of this figure the University has around, 600 international 'English Foreign Language short course' students, typically staying for 3/6 months.
- 2.4 The University directly employs approximately 640 academic and academic-related staff. The Stafford & Martin (2010) study also identifies the University as providing a further 1142 jobs through the supply of goods and services and through the re-cycling of income in the local economy.
- 2.5 The University has an excellent record of helping students to fulfil their academic ambitions - 82% of undergraduate degree students successfully gain their intended qualification. Beyond this, and taking 2009 graduates as an example, 91% are either in employment or further training within six months of completing their studies.

- 2.6 2009 data indicates that 75% of graduates remain working and residing in the York area. York St John University clearly plays a significant role in providing the local economy of York with a skilled workforce, creating jobs directly and then indirectly in to the future.

## Employment & Expenditure

- 2.7 In November 2010, the Department of Economics and Related Studies at the University of York published a report which assessed the local income and employment gains attributable to York St John University and the University of York. Key extracts from this report are included as follows:

*In 2009/10, York St John University generated 1,142 jobs in the York area, as follows;*

- *Those employed by York St John University;*
- *Those employed by local firms supplying goods and services to York St John;*
- *Those employed by local enterprises selling goods and services to York St John students and conference delegates; and*
- *Those employed as a result of the re-cycling of the above income and job gains within the local economy.*

*Of the 1,142 jobs generated by York St John, 852 (75%) are occupied by persons who would have been locally resident had the University not been founded and developed in York, whereas 290 (25%) are occupied by persons who migrated to York because of the presence of York St John.*

*The annual local income gain associated with the 1,142 jobs generated by York St John is £47 million. Of this total, £30 million arises from the employment of person who would have been locally resident had the University not been founded and developed in York, and £17 million arises from the employment of persons who migrated to York because of the presence of York St John.*

- 2.8 The report identifies students from York St John University as being a significant source of expenditure in the York area. Taking into account students who live at home and avoid housing costs, the report estimates a total student expenditure per annum of £39,005,319. Of this, it estimated that £16,713,779 (43%) is spent on local gross output within the York area.

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- 2.9 In addition to the gains outlined above the University's circa £75 million investment in the Lord Mayor's Walk site and circa £20 million development of residential facilities in partnership with city based developers contributed significantly to the York and North Yorkshire economy.
- 2.10 York St John University is also identified in the report as generating significant income from its conference and short courses activities. For example, in 2009/10, £307,000 was generated from 11,500 conference delegate days. This figure increases to £353,000 when expenditure by delegates on locally produced goods and services is taken into account.
- 2.11 The vast majority of income and employment generated by York St John University can be seen to be retained within the locality of York and the financial benefits accrued from this boosting the local economy in two key rounds;
- i) As a first round impact associated with the initial injection of income from the employment of staff and the purchase of locally produced goods and services.
  - ii) As secondary impacts which occur as the preliminary income gains are recycled within the local economy.
- 2.12 In practice, this means that for every £100 which the University contributes to local income at the first round, a further £8.30p is generated by the re-cycling of the first round contribution through the local economy.

## **The University's Role in York's Future**

- 2.13 The City of York Council (CYC) and partners have produced and are continuing to develop a number of documents to guide the future of York. These include Without Walls (WOW): York's Sustainable Community Strategy, the Core Strategy, the City Centre Area Action Plan (AAP) and York New City Beautiful. York St John University already plays a crucial role in supporting the achievement of the Visions and Objectives set out in these documents.
- 2.14 Without Walls (WOW) the Sustainable Community Strategy for York (2008-2025) stresses the importance of Further and Higher Education establishments in York. The supply of a skilled work force is critical to supporting existing business, attracting investment from new businesses and encouraging entrepreneurial activity. In particular, Business WOW and

Learning WOW focus on the need for a skilled workforce and to the deliver the right skills to meet demand.

2.15 The CYC's Vision for the future of York as contained in the emerging Core Strategy (Preferred Options, June 2009) has a similar emphasis on links with Further and Higher Education facilities. The Vision for York is broken down into 4 key themes:

- York's Spatial Historic and Built Environment
- Building Confident, Creative and Inclusive Communities
- A Prosperous and Thriving Economy
- A Leading Environmentally Friendly City

2.16 York St John University is specifically mentioned as playing an important role in building Confident, Creative and Inclusive Communities. Its role as a quality higher education facility contributes directly to supporting York's role as a world class centre for Further and Higher Education.

2.17 Furthermore, the University plays an important role in supporting the wider vision through ensuring a steady supply of skilled workers and supporting entrepreneurial activity through existing programmes supporting small and medium enterprises and creative industries. These activities support the creation of a Prosperous and Thriving Economy and Building Confident, Creative and Inclusive Communities.

2.18 CYC are in the process of producing an Area Action Plan for the City Centre (Issues and Options July 2008). This document will guide investment in the centre for the next 20 years. Again, the Vision for the City Centre has a strong focus on economic vitality and acknowledges the role York St John University will play in delivering this.

2.19 The AAP identifies a Cultural Quarter for the city and the benefits increased cultural activity can bring to the city. The Council acknowledge that it plays an important role in promoting cultural activity. Indeed, the Council and University are committed to supporting creative and arts students in displaying and selling their work.

2.20 Most recently (October 2010) CYC produced a new economic vision for the City. The vision states that the future prosperity of York is directly linked to its existing assets and the potential expansion of the York St John University provides such an opportunity for an already valuable asset to be strengthened.

2.21 A fundamental part of the new economic vision is seen to be “*building on the qualities of the people of York*”, with specific reference made to investing in local knowledge resources and “*capitalising on the universities by enhancing their role in wider city life*”.

### 3. Potential Impact

3.1 The proposed expansion of the York St John University campus onto the Union Terrace Car Park site would create a variety of economic, employment and 'other' benefits to the York area. This section of the report sets out these potential benefits and, where possible, quantifies them.

#### Student Capacity & Employment

3.2 An expanded campus would allow York St John University to accommodate an additional number of students. Notwithstanding any increases in the visitors and partners associated with the University, increases in the number of academic and non-academic staff employed by the University would also be anticipated as a direct result of the expansion:

**Table 3.1. Potential New Staff & Student Numbers**

Staff		Students		
Type	Uplift in Numbers	Type	Uplift in Numbers	
			International	Home*
Academic	140	Undergraduate	1000	1000
Administration	28	Postgraduate	250	
Ancillary Staff	30	Part-Time	150	
<b>TOTAL</b>	<b>198</b>	<b>TOTAL</b>	<b>1400</b>	<b>1000</b>

**Source: Estimates provided by York St John University**

3.3 Student numbers are currently subject to a cap imposed by central government. This, however, is likely to be removed in 2015/16, after which the uplift in numbers shown in Table 3.1\* could significantly increase, adding further to the University's income and employment potential. If the cap was to be removed, it is anticipated that an additional 1500 to 2000 students could be feasibly accommodated by the University, alongside additional staff. An expanded campus is essential to facilitate this extra predicted growth and ensure that the University remains competitive.

## Expenditure

- 3.4 An increased annual spend associated with extra students, alongside an increased number of disposable incomes associated with new staff would significantly enhance the financial capital currently generated by the University to the benefit of the local economy.
- 3.5 Based on the projected uplift in numbers anticipated as a result of the expanded campus, this potential increase in expenditure has been calculated indicatively in Table 3.2. It should be noted, however, that staff salary information is given as gross.

**Table 3.2 Potential New Expenditure**

<b>Potential New Expenditure</b>			
	<b>Average Income / Annual Spend per Individual</b>	<b>Projected Uplift in Numbers</b>	<b>Total Potential Expenditure per Annum</b>
<b>Staff</b>			
Academic	£45,000	140	£6,300,000
Administration	£25,000	28	£700,000
Ancillary Staff	£15,000	30	£450,000
<b>Students</b>			
All Students (Undergraduate, Postgraduate & Part-Time)	£8,402*	2400	£23,525,600
<b>TOTAL POTENTIAL NEW EXPENDITURE PER ANNUM</b>			<b>£30,975,600</b>

\*Based on average annual spend calculation in Stafford & Martin (2010) Report

- 3.6 Table 3.2 indicates that with new student and staff expenditure combined, the expanded campus could potentially generate an increased annual expenditure of approximately £31 million per annum.
- 3.7 Whilst it would be inappropriate and out-with the scope of this report to determine exactly how much of this additional expenditure would likely be retained or recycled within the local economy, the scale of the potential income shown in Table 3.2 nevertheless



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demonstrates the financial significance of the proposed redevelopment and its potential to make a positive ongoing contribution to the York economy.

- 3.8 Indeed, the potential income projected in Table 3.2 does not take into account the potential removal of the cap on student numbers, the secondary jobs which would be supported by an increased number of students, nor any 'second round' gains associated with the increase in student earning capabilities. The financial receipts associated with the redevelopment will ultimately be higher than projected.
- 3.9 Given the current patterns of University-driven income presented in Section 1, it can be sensibly assumed that a significant portion of the increased expenditure in Table 3.2 would be retained in the local economy.
- 3.10 Appendix 2, for example, shows a plethora of retail uses and services within immediate walking distance of the University campus which would particularly benefit from an increased level of footfall, in particular on Gillygate. The majority of these are independent businesses which help ensure that income is retained and recycled within the local economy.

### **Other Economic Impacts**

- 3.11 The construction stages of the potential redevelopment would present a one-off boost to the local economy of York i.e. circa £35 million, providing employment as well as significant financial income through the construction of and investment in the new facilities.
- 3.12 To ensure that these benefits are retained locally, the University would encourage local firms to tender for any work or services associated with the expanded campus, including its initial construction.
- 3.13 The scale of the potential benefits to be gained by the York local economy are reflected in the indicative construction costs, presented in Tables 3.3 and 3.4, as follows:

**Table 3.3 Indicative UTCP Construction Costs**

<b>Indicative UTCP Construction Costs</b>	
Building (£2200 m <sup>2</sup> sqm)	£28,600,000
Consultancy Fees (15% of building costs)	£4,290,000
Contingency (5% of building costs)	£1,430,000
<b>TOTAL</b>	<b>£34,320,000</b>

3.14 As shown in Table 3.3, the construction stages of the proposed redevelopment alone would have the potential to financially benefit the local economy of York by approximately £34.3 million. This is notwithstanding any further benefits accrued from the generation of local employment opportunities in the construction stages.

3.15 Table 3.4, represents a further potential financial benefit to the local economy of York as a consequence of the development of a further 800 student residential bed spaces on existing brownfield sites within the City over the next 4 years. Once again, an investment of this magnitude create further employment opportunities in the construction stage and have a positive impact on adjacent business. Please note that the combined potential construction related investment as outlined in Tables 3.3 and 3.4 amounts to £70.8 million.

**Table 3.4 Indicative Student Residential Construction Costs**

<b>Indicative Student Residential Construction Costs</b>	
Building (£38,000 per room)	£30,400,000
Consultancy Fees (15% of building costs)	£4,560,000
Contingency (5% of building costs)	£1,520,000
<b>TOTAL</b>	<b>£36,480,000</b>

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## Cultural / Social Impacts

### Air Quality

- 3.16 The Union Terrace Car Park currently accommodates 180 parking spaces, including 145 car parking spaces and 35 coach parking spaces. Assuming maximum capacity, the car park is capable of generating approximately 870 car trips per day and 70 coach trips per day.
- 3.17 Other than provision for disabled spaces and servicing areas, the redevelopment of the site by the University would not necessitate any of the existing parking provision to be maintained and it is considered likely that following the loss of these spaces, a future Transport Assessment would be able to demonstrate that any existing parking from the Union Terrace Car Park could be adequately redistributed to alternative sites in York. This assumption is based on research carried out by Faber Maunsell in October 2006, where it was demonstrated that the nearby Monk Bar and Marygate Car Parks were operating at below-capacity levels and also takes into account the expanded car park at the neighbouring hospital site, which has recently increased its capacity from 178 spaces to 490 spaces.
- 3.18 The potential net loss of parking provision at Union Terrace therefore presents environmental benefits to the local area. In the first instance, a number of the estimated 940 daily vehicular trips associated with the car park could be lost from the highways network in the immediate vicinity. This has the potential to improve local highway safety, reduce vehicular noise on neighbouring residential properties and improve local air quality. This supports the existing aims of the City of York Council as demonstrated by the recent inclusion of Clarence Street in a designated Air Quality Management Area and through implementation of its Second Air Quality Action Plan (March 2006).
- 3.19 City of York Council are currently obliged to meet air quality targets relating to the Annual Objective for Nitrogen Dioxide and recent data from the AQMA has demonstrated that air quality levels along Gillygate / Clarence Street are currently in danger of breaching this.
- 3.20 By removing existing car parking spaces and reducing the number of trips on the local highways network, the redevelopment of the Union Terrace site by the University has great

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potential in helping the Council achieve and maintain an acceptable level of air quality, in-keeping with the ambitions of the AQMA and the Second Air Quality Action Plan.

### **Linkages with Existing Programmes**

- 3.21 An expanded campus would allow York St John University to enhance its existing facilities, allowing, for example, improved sports, fitness, recreation, research, exhibition or business investment facilities to the benefit of students, staff and the wider community, including local businesses.
- 3.22 As is already the case at the University, sports facilities could be made available to members of the public, with any new conference, seminar or business incubation spaces made available for hire. In addition to generating extra income for the University and other benefits to the local community and businesses, any additional visitors attracted to the campus by these new facilities would also be likely to support local retailers and services.
- 3.23 In comparison to other departments, the Faculty of Business at York St John University currently takes the highest number of international students and indeed, the University aims to target international students as part of its future intake. The business faculty also actively leads on a number of business development and research programmes. Examples of these University-led programmes led are detailed as follows:
- York St John Business School - offers a mix of academic, professional and bespoke courses at undergraduate and postgraduate level. The School also supports a variety of networking events which help students and businesses share knowledge and ideas. This has created the York St John Business School Evidence Based Leadership Network which offers regular development opportunities.
  - Creative Business - a support partnership for new creative businesses including; specialist business advice, networking events, an annual international summer school and business incubation (including partnership with Bar Lane Studios and Science City York).
  - The Acorn Programme - a support scheme for new businesses and self-starting entrepreneurs including; coaching from local business leaders, business planning advice, networking opportunities and access to individual support from a Business Mentor.

- ILM (Institute of Leadership & Management) - programme for achieving professional qualifications in management.

3.24 The potential expansion of existing business facilities through the development of the Union Terrace Car Park would strengthen these very successful and popular programmes and also provide an opportunity to increase links with international businesses.

3.25 At a more local level, this would facilitate increased access to higher education opportunities, with the local economy also benefiting from improved access to an up-skilled workforce. Further to this, the provision of new small and medium business support facilities on campus would enhance the level of support the University could offer to existing small medium enterprise (SME) businesses, including potential access to business incubation units.

3.26 For the University, the redevelopment of the Union Terrace Car Park allows a new fit for purpose academic building to be developed, with a unique identity. From previous experience on the recent De Grey Court development, this will appeal to both the students and staff of the University alike.

### **Increased Role in Achieving York's Aspirations for the Future**

3.27 By providing an improved academic offer and additional facilities to the benefit of students and the local community alike, the proposed redevelopment of the Union Terrace Car Park site will directly help the University to support the achievement of ambitions and aspirations as set out in existing and emerging documents produced by the City of York Council and it's partners.

3.28 Both the City Centre AAP and the York New City Beautiful documents identify Gillygate as a key approach into the City of York which needs to be improved as part of a wider strategy to provide attractive and high quality gateways into the City. In addition, the Core Strategy and the City Centre AAP identify a need to improve links between the University and the City Centre. The redevelopment the Union Terrace Car Park site provides an opportunity to support these aims. The provision of a high quality new development, with active frontages providing increased interest, and improvements to the pedestrian environment will encourage pedestrian movement along this key route.

- 3.29 The Core Strategy and the City Centre AAP also identify a need to reduce congestion within the centre. The redevelopment of the Union Terrace Car Park would support the Council's aim to further encourage the use of park and ride facilities located away from the centre. This is consistent with the Universities continued vision to develop a sustainable, pedestrian friendly campus.
- 3.30 All the existing and emerging documents focus on the need to promote economic growth as well as cultural and creative activities. In contrast to its current use as a car park, a high quality and community accessible development by the University would be more in-keeping with the emerging vision for York, providing significantly more scope for the achievement of a growing and sustainable economy and a thriving city centre.

## 4. Conclusions & Summary Table

- 4.1 The Union Terrace Car Park site presents York St John University with a unique opportunity to expand its existing campus through the development of new facilities. This would support the University's continued investment in its current academic offer, allowing new Sports Science, business or general teaching space to accommodate an increased number of students and related business activities.
- 4.2 York St John University is a major asset in the City of York, attracting students and staff from a wide catchment area. It is a major local employer and generates significant income which is subsequently recycled in the local economy. The proposed redevelopment would strengthen these roles, building upon the good rate of academic success the University already achieves and allowing it to meet future demand and remain competitive in the Higher Education sector.
- 4.3 The Economic Impact Statement identifies a range of positive impacts to be anticipated as a result of the potential development. These are not just limited to financial and economic gains, with social and environmental gains also anticipated as additional benefits to the University and wider area of York.
- 4.4 To conclude this report, the following table provides a summary of the impacts anticipated as a result of the proposed development, with indicators and timescales given as to their individual significance.



Impact	Main Beneficiaries	Impact Indicator	Timescale	Key Outputs
<b>1. Expansion and improvement of current academic facilities</b>	<p>York St John University (enhanced academic offer and achievement)</p> <p>Existing and prospective students (including those from the local area of York)</p> <p>Local and national employers</p> <p>Higher York (helping to ensure that York is seen to be a quality destination for H.E education in the UK)</p>	High	Long-term	<p>Improved access to H. E opportunities</p> <p>Increased academic offer</p> <p>Quality learning facilities and improved student academic achievement</p> <p>Improved local economy access to a skilled workforce</p> <p>Increased student earning capabilities and employability</p> <p>Ability to accommodate additional students following abolition of student numbers cap</p> <p>Increased retention of skills &amp; knowledge in the City-Region</p>
<b>2. Additional student places</b>	<p>York St John University</p> <p>Prospective students</p> <p>Local services and businesses (see Impact 4)</p>	High	Long-term	<p>Additional new students:</p> <p>2400 undergraduate</p> <p>250 postgraduate</p> <p>150 part-time</p> <p>Increased student expenditure (see Impact 4)</p>

<b>3. New employment</b>	Local workforce Local services and business (see Impact 4)	Medium	Long-term	Additional new staff: 140 academic 28 administration 30 ancillary Increased staff expenditure(see Impact 4)
<b>4. Additional staff and student expenditure</b>	Local services and businesses	High	Long-term	£31 million per annum Recycling of income within local economy
<b>5. Construction</b>	Construction firms and associated businesses (competitive procurement bids) Local employment pool	High	Short / Medium- term	£78.8 million one-off boost to local economy through construction Local temporary employment opportunities and apprenticeships
<b>6. Loss of Union Terrace Car Park</b>	Local residents and road users City of York Council	Medium	Medium / Long-term	Loss of car-coach parking provision in the area Removal of up to 940 daily vehicular trips from the local highways network Reduction of vehicular noise & pollution on neighbouring residential properties - improved quality of life Significantly improved air quality as per the ambitions of the AQMA and Second Air Quality Action Plan
<b>7. Linkages with Existing Programmes</b>	York St John University (Business Faculty)	Medium	Medium / Long-term	New sports or business SME investment facilities

	Members of the public (access to sports / community facilities) Local businesses Prospective students (including international)			Strengthening and potential expansion of existing business research and development programmes Additional conferencing / business incubation and exhibition facilities for hire
<b>8. Increased Role in Achieving York's Aspirations for the Future</b>	Residents, businesses and visitors of York City of York Council	Medium	Medium / Long-term	Opportunity to:- Strengthen one of the City's key existing assets / help secure future prosperity Invest in people Improve a 'gateway' link into the City Reduce congestion, carbon, pollution and improve pedestrian links. Maximise connectivity between the University and the City Centre.

