

Annex B

Key sites Job Creation (permanent and temporary construction), view on priority.

1 The sites¹

These sites in total will create an additional combined impact of approximately **£855mn GVA per annum** added value to the York economy by 2030. Combined the net jobs figure to the York economy alone is **c. 10,200 FTE**; with a gross jobs figure of approximately 10,800 FTEs (excluding construction).

This includes the potential for a gross figure of **6,500 jobs** in the **professional services sector**, **2,600 jobs** in **retail**, and **1,490** in the **accommodation and leisure industries**.

Final table of outputs for key sites

Sectors	YC P 1	YC P 2	YC P 3	Terry's	Nestle South	Castle Piccadilly	Hungate	Fmr British Sugar/ Manor School	Totals
DIRECT									
Construction of Buildings	580	1065	205	678	249	272	98	271	3,418
Retail	21	842		31	74	1,316	316		2,600
Accommodation & Food Services	158	421		904	7				1,490
Finance & Professional Services	1221	2631		1466	526		632		6476
Other Private Services				56	70				126
Health				119					119
Totals	1980	4959	205	3254	926	1588	1046	271	
Totals excluding construction	1400	3894	0	2576	677	1316	948	0	
NET – including displacement, indirect, induced impacts									
Total potential GVA impact per annum on completion	£69m GVA per annum	£170m GVA per annum	Residual	£341m n GVA per annum	£108m n per annum GVA	£35mn per annum GVA	£132mn per annum GVA	Residual	£855m n per annum GVA
Total potential net jobs by 2030	1320	3250	Residual	3,100	801	772	981	Residual	10,224

¹ Please note that jobs figures demonstrate the capacity of a site to accommodate employment; a full demand analysis will follow to map against likely employment growth and potential to attract employment.

2 The Job Creation benefits and investment requirement

- 2.1 Permanent = up to 10,404
- 2.2 Construction = 3418
- 2.3 Investment = £107m (Falling from £147m giving improved viability on York Central)

3 The likely development priority (intelligence as December 2012)

- 3.1 York Central – Priority 1 – up to 4750 net jobs, (1850 construction jobs)
- 3.2 British Sugar – Priority 2 - 180 net jobs, plus 271 construction
- 3.3 Castle Piccadilly Priority 3 – up to 772 net jobs, (272 construction jobs)
- 3.4 Nestle South – Priority 4 – up to 801 net jobs, (249 construction)
- 3.5 Hungate - up to 981 permanent jobs, plus 98 construction
- 3.6 Terry's – up to 3100 permanent jobs, (678 construction jobs)

4 The prioritised development in job creation and investment required terms

Jobs

- 4.1 Permanent = up to 10,584
- 4.2 Construction = 3,300