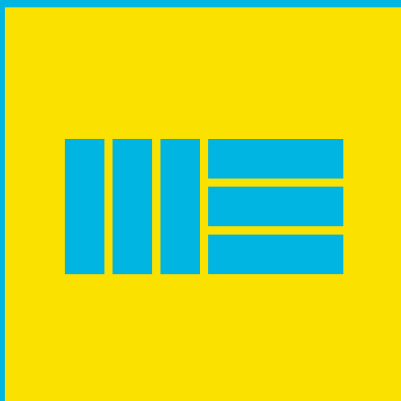


SUBSTITUTED **SOCIO-ECONOMIC** **STATEMENT**

BATTERSEA PARK ROAD

PREPARED ON BEHALF OF WATKIN JONES GROUP

24 JANUARY 2024



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EXECUTIVE SUMMARY

- The Proposed Development is expected to deliver a number of socio-economic benefits for new and existing residents and businesses within the local community. Key benefits based on the **revised scheme** (design finalised in March 2023) are summarised below. These key figures below supersede equivalent figures within the original report (dated April 2022). **A further update has been made in this Substituted report in January 2024 to account for changes in local and national planning policy.**

CONSTRUCTION PHASE BENEFITS

- The construction of the Proposed Development represents a significant investment in the local economy by the applicant, which will generate temporary jobs both directly (employed by contractors on-site) and indirectly (within the construction supply chain and elsewhere within the local economy). In total, it is estimated that the Proposed Development will create the equivalent of **280 Full Time construction jobs**, sustained for the duration of the anticipated three year build period.
- Furthermore, the scheme will generate an estimated **£68m in Gross Value Added (GVA)**, benefitting the London economy, and create an estimated 7-10 apprenticeships over the course of the build. In line with the LBW Planning Obligations SPD, the applicant will endeavour to create at least **42 jobs and apprenticeships for LBW residents** during the construction phase.

POPULATION AND HOUSING IMPACTS

- On completion the Proposed Development will deliver **762 Purpose-Built Student Accommodation (PBSA) units¹**, alongside **55 affordable homes** split between London Affordable Rent (LAR) and Shared Ownership tenures. This will make a valuable contribution to the supply of affordable housing within the Borough, and provision of PBSA will help to **reduce pressure on the existing and future general housing stock** created by student households occupying family homes and HMOs.
- In total, the Proposed Development is estimated to yield a population of 907, assuming full occupancy of the PBSA accommodation (one student per room – 762 residents), and affordable housing occupancy levels derived from the GLA population yield calculator (145). On a 'worst case' scenario basis, this would lead to 907 additional registrations with local GP practices. In reality, it is likely that some new residents will already be registered locally (for example where an individual moves out of their family home), whilst students are usually encouraged to register with GP practices linked to their place of study. Our analysis of capacity within local GP practices has shown that local population growth associated with **the Proposed Development would not lead to these GP practices becoming over-subscribed** relative to the Royal College of GPs benchmark of 1 GP per 1,800 registered patients.
- No children will be permitted to live within the PBSA, meaning that the only pressure on school places will arise from the 55 LAR and Shared Ownership units. According to the GLA Population Yield Calculator, these 55 units will yield 45 residents aged under 18, of whom c.33 are expected to be aged 11 or under. Our analysis of capacity within local schools has also concluded that this **small increase in the number of children living locally could comfortably be absorbed by existing spare capacity in existing local schools.**

¹ Equivalent to 305 residential units (at 1:2.5) for LBW's Housing Delivery Test

- The Site is located in close proximity to Battersea Park, which offers a range of open space and recreation opportunities for all ages, in addition to **374 sq.m of play space** proposed on-site for children of all ages.

PERMANENT EMPLOYMENT CREATION

- The Proposed Development is also expected to create permanent jobs on completion, both within the proposed flexible ground floor Class E/F space, and in the operation and management of the PBSA. It is estimated that a PBSA operator would employ 8 FTE staff to manage the block and provide cleaning and maintenance services, whilst c.7-23 jobs could be created within the commercial space if let for retail use – **a total expected maximum of 31 new jobs**. If used for co-working space, the number of jobs could exceed this, whilst a community use would likely generate fewer jobs.
- It has been estimated that the Site in its current use also sustains c.30 jobs, based on applying a retail warehouse employment density to the existing floorspace. On this basis, the Proposed Development is expected to be broadly neutral in terms of number of permanent jobs sustained, owing to the potential to sustain higher density employment from a smaller space.

WIDER BENEFITS

- In addition to the above, the new resident population is expected to make a positive contribution to the local economy. New residents will control an estimated **£4.9m per annum of retail, leisure and F&B expenditure**, a portion of which will be spent with local businesses. Construction workers and permanent workers will also spend money locally during and before/after their shifts, further boosting the local economy.
- Students in particular will also have an opportunity to contribute to local community groups through volunteering – with NUS research indicating that around a third of students volunteer regularly, contributing an average of 44 hours per year. If a third of the PBSA residents was to volunteer for 44 hours per year, this would total more than **11,000 hours of volunteering hours – worth more than £115k per annum** if valued at the national living wage.
- According to ONS, around 70% of LBW residents aged 16-64 are degree educated, and as a consequence local residents earn wages approximately 11% more than the average for London – helping to sustain the local economy and supporting the viability of local businesses. By encouraging students to live in Wandsworth for one or more years of study, the Borough has an **excellent opportunity to make its case for the highly skilled residents of the future to choose Wandsworth as their home**.

1.0 INTRODUCTION

1.1 This Substituted² Socio-Economics statement has been prepared by Montagu Evans on behalf of Watkin Jones Group ('the applicant'). It sets out the potential social and economic impacts associated with Proposed Development at 41-49 / 49-59 Battersea Park Road ('the site'), within the Nine Elms area of the London Borough of Wandsworth (LBW).

THE SITE AND PROPOSED DEVELOPMENT

1.2 The site is currently occupied by a Booker cash and carry warehouse (41-49 Battersea Park Road), which supplies food and non-food goods in bulk to business customers within central and south west London. Members of the general public are not eligible for membership. A BMW service centre was also previously located on the Site (at 59-59 Battersea Park Road), but this has now been demolished.

1.3 The Booker unit extends to c. 3,200 sq.m³. Approximately 95% of gross internal floorspace is classified as warehouse or cold storage, with the remainder classified as ancillary office space. It is estimated that the current floorspace sustains around 30 jobs – a very low employment density consistent with the space-intensive nature of cash and carry operations.

1.4 The area surrounding the Site is currently undergoing transformational change as a result of several major development and regeneration projects, including Battersea Power Station, the new American Embassy, and the extension of the Northern Line with new stations at Nine Elms and Battersea Power Station (the latter being located adjacent to the site). The map below shows the approximate site location within this local context.



² This Socio-Economic Statement was updated in January 2024 to account for changes to local and national planning policy since the original submission. The Proposed Development remains unchanged, and the original assessment and conclusions continue to apply.

³ Source: VOA

1.5 The current use of the Site is not considered to make the best use of land within one of Inner London's key regeneration areas, and development is proposed which responds both to LBW's local housing need as well as the opportunity contribute to (and reap the rewards of) the growth of Higher Education in the capital.

1.6 The Proposed Development is described as follows:

"Application for Phased Full Planning Permission for: Demolition of existing building and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works."

1.7 More specifically, the Proposed Development comprises the following accommodation:

- 762 Purpose Built Student Accommodation bedrooms (equivalent to 305 residential units for LBW's Housing Delivery Test)
- 55 Affordable Housing Apartments (27 Social Rent, 28 Intermediate Rent)
- Ancillary amenity space relating to the above
- Flexible Class E/F units at ground floor level totalling 551 sq.m
- 374 sq.m of play space for children of all ages, in addition to general public realm and accessibility improvements

1.8 In total, the Proposed Development extends to approximately 0.8 ha, whilst at the same time opening up the site for public realm improvements and play space.

NATIONAL AND REGIONAL CONTEXT

1.9 The Higher Education Statistics Agency (HESA) recorded that in 2020/21 there were a total of 2.75m students in the UK, a 9% increase from the previous year.⁴ Within London, the number of students has risen even more rapidly, with 11% year-on-year growth in overall numbers – demonstrating that the attractiveness of London as a place to study has not been diminished by Covid-19. There are now 85,000 more students enrolled at London universities compared with 2015/16 – an increase of 21%.⁵

1.10 The need to provide accommodation for London's growing Student population is recognised in the London Plan, and Policy H15 (Purpose Built Student Accommodation) requires PBSA development to contribute to mixed communities and not result in an over concentration of one housing type within the locality. Further detail can be found within the submitted PBSA Market Briefing Note (Cushman & Wakefield).

1.11 The National Planning Practice Guidance (NPPG) also highlights the need to provide sufficient student accommodation to meet demand, and the benefits of doing so for local residents:

"Encouraging more dedicated student accommodation may provide low cost housing that takes pressure off the private rented sector and increases the overall housing stock. Strategic policy-making authorities are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside university-provided accommodation"⁶ (our emphasis)

⁴ Students in Higher Education, 2020/21. Higher Education Statistics Agency Limited (HESA)

⁵ Ibid.

⁶ DLUHC, National Planning Practice Guidance, 'Housing Needs of Different Groups'

1.12 LBW's Adopted Local Plan (adopted 2023) supports the development of purpose-built student accommodation provided it meets various criteria set out in policy LP28 – Purpose-Built Student Accommodation. Criteria of relevance to Socio-Economics include:

- [The Proposed Development] Is accompanied by a site management and maintenance plan which demonstrates that the accommodation will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers, and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood;
- Has access to good levels of public transport, and to shops, services and leisure facilities appropriate to the student population;
- Would not result in an over-concentration of single-person accommodation at the neighbourhood level which may be detrimental to the balance and mix of uses in the area or place undue pressure on local infrastructure; and
- Provides a high-quality living environment, including the provision of adequate functional living spaces and layouts, well-integrated internal and external communal areas, and a high level of amenity (providing good levels of daylight and sunlight, and natural ventilation).⁷

1.13 As noted above, the Site is ideally located to take full advantage of the new Northern Line extension to Battersea Power Station, which provides rapid links to most of Central London's higher education institutions. Furthermore, Wandsworth's own institutions (including Roehampton University and St. George's medical school) can be reached by direct rail (from nearby Queenstown Road station), bus services or via the Borough's cycling infrastructure.

1.14 The growing number of students also adds value to the economy at national, regional and local scales. The National Union of Students (NUS) indicates that student spending supports over £80bn of UK economic output, and supports over 830,000 jobs. In London specifically, London Higher indicates that London-based higher education institutions generate £17bn per annum for the London economy, including £2.9bn in export earnings.⁸

REPORT STRUCTURE

1.15 This statement identifies the ways in which the Proposed Development, as a mixed use scheme, can make a positive contribution to the local community whilst supporting local and regional economic development needs and objectives.

1.16 This statement explores potential impacts across four themes:

- Construction Phase Impacts, which are temporary in nature;
- Population and Housing Impacts, arising from the provision of new homes;
- Employment Impacts, arising from the provision of Class E/F floorspace; and
- Wider Impacts, generated indirectly as a result of the Proposed Development proceeding.

1.17 The conclusion section of this statement then summarises key findings.

⁷ LBW, Local Plan 2023-2038, p.361

⁸ London Higher, Facts & Figures, <https://www.londonhigher.ac.uk/london-he/facts-figures/>

2.0 CONSTRUCTION PHASE IMPACTS

CONTEXT

- 2.1 The construction sector within LBW is relatively small. There are an estimated 4,000 construction jobs based within LBW (3.4% of total jobs), working for an estimated 1,250 construction firms (including sole traders). As such, it is likely that the majority of direct construction labour will be drawn from outside of LBW, notwithstanding the requirements of the LBW Planning Obligations SPD 2020, which requires at least 5 local construction jobs or apprenticeships to be created per 1,000 sq.m of gross internal floor area developed.
- 2.2 The construction sector across London as a whole, however, is large, with more than 171,000 construction jobs based within the capital and 61,000 construction firms. According to a Construction Industry Training Board (CITB) survey, around 71% of construction workers working on projects within London also live within London, and the vast majority of the remainder are drawn in from neighbouring regions⁹.
- 2.3 On this basis, and given the nature of the applicant, it is likely that the construction of the Proposed Development will draw on labour and expertise from within London and surrounding regions, with local labour and supply chain businesses employed where possible in line with the requirements of the LBW Planning Obligations SPD.

CONSTRUCTION JOBS

- 2.4 It is estimated that the construction project will require 427 person years of labour to complete. This has been derived from the estimated build cost and ONS data on the work done per FTE per annum within the construction sector nationally. This labour will be spread across an estimated 3 year (36 month) programme – creating an average of 142 FTE jobs sustained for the entire build period. In practice, it is likely that there will be a peak in construction activity towards the middle of the programme, with lower numbers of workers at the beginning and end of the programme.
- 2.5 The project will also create jobs indirectly, through the construction supply chain (e.g. supply of materials, plant hire, site security etc.), as well as induced jobs created through direct and indirect workers spending their wages within the wider economy – creating (or sustaining) jobs in sectors such as retail, hospitality and leisure. Table 1 below summarises the total jobs expected to be created during construction.

Table 1 – Construction Jobs Summary

Total Person Years of Construction Labour required	427
Construction Duration (Years)	3
Direct FTE Construction Jobs (person years ÷ duration)	142
Indirect and Induced Construction Jobs	138
Total FTE Construction Jobs	280

⁹ CITB, Workforce Mobility and Skills in the UK Construction Sector

2.6 As noted above, LBW has a relatively small construction sector, and as such it is likely that the majority of the construction supply chain will be drawn from across London and the wider region.

GROSS VALUE ADDED

2.7 Construction activity will also generate 'Gross Value Added' for the regional economy, due to the value-added nature of construction (which, broadly speaking, involves converting raw construction materials into property which is more valuable than the sum of its parts, taking into account the cost of labour in construction). It is estimated that the construction project will generate £35.6m in GVA directly, with a further £28.8m generated indirectly (through the supply chain) and £3.6m through induced worker spending.

2.8 Table 2 below summarises total GVA generation associated with the construction phase.

Table 2 - Construction GVA Summary

Direct Construction GVA	£35.6m
Indirect Construction GVA	£28.8m
Induced Construction GVA	£3.6m
Total GVA	£68.0m
Average GVA per annum	£22.7m

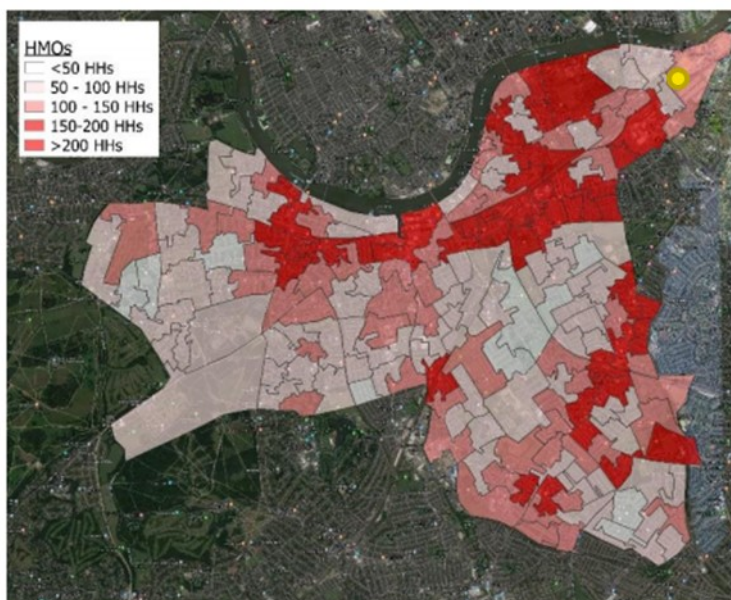
APPRENTICESHIPS AND LOCAL EMPLOYMENT

2.9 Finally, the Proposed Development will generate new apprenticeship opportunities during construction, enabling young people to learn valuable skills which could equip them for their future careers. It is estimated that the project could generate around 7-10 apprenticeship starts over the course of the construction programme.

3.0 POPULATION AND HOUSING IMPACTS

CONTEXT

- 3.1 As of mid-2020, LBW had a population of 330,000, of whom 21,000 were estimated to live within Queenstown Ward. The Borough population has grown rapidly in recently years, increasing by 7.2% since 2011. With Nine Elms being a focal point for development within the Borough, the local population (Queenstown Ward) has grown even more rapidly, increasing by 28.5% since 2011. This highlights the attraction of LBW as a place to live, and the contribution the Borough is making to housing London's growing population (which in turn underpins its economic competitiveness).
- 3.2 The most recent robust estimate of the local student population is from the 2011 Census (2021 Census data is not due for publication until Summer 2022). According to the Census, students account for 7.1% of LBW residents – the lowest proportion of any Inner London Borough (only City of London has a lower percentage).
- 3.3 According to the LBW Local Housing Needs Assessment (December 2020), around 30% of the LBW population lives within the private rented sector, and indicates that around a third of private renters are living within Homes in Multiple Occupancy (HMOs). It can therefore be inferred that around 10% of the LBW population lives in HMOs. As shown below, however, HMOs are not uniformly distributed within the Borough, and the strongest concentrations can be found in northern and eastern areas. Many students ultimately end up in HMOs, owing to their relative affordability, which can in turn place pressure on the general housing stock, reducing choice for families and other households in need of larger properties.



- 3.4 According to the 2020 Local Housing Needs Assessment, 20% of the population lives within Social Rented housing (based on Census 2011 data). Since 2011/2, around 2,415 affordable dwellings have been delivered within LBW – around 18% of total completions. Despite this growth of the affordable housing stock, more than 10,000 households remain on the LBW Council Housing waiting list – demonstrating the acute need for additional affordable housing within the Borough.

NEW RESIDENT POPULATION

- 3.5 The new resident population of the Proposed Development has been calculated using the GLA Population Yield Calculator v.3.2 (for the affordable housing element), and an assumed 1 resident per bed space for the PBSA element. Furthermore, it has been assumed that all students will be within the 18-64 age group. Table 3 below summarises the profile of the expected resident population.

Table 3 - Proposed Development Resident Population by Age Group

	Affordable Housing	PBSA	Total
Age 0-4	18	0	18
Age 5-11	15	0	15
Age 12-15	8	0	8
Age 16 & 17	4	0	4
Age 18-64	97	762	859
Age 65+	2	0	2
Total	145	762	907

- 3.6 In total, it is estimated that 907 people will live within the completed development. The vast majority (95%) are expected to be within the 18-64 age group. A further 2 adults aged 65+ are predicted to live within the affordable housing element, whilst 45 under 18s are also predicted.
- 3.7 This increase in local population has the potential to impact on local service provision – including on local primary healthcare provision and education provision, which are considered below.

IMPACT ON PRIMARY HEALTHCARE

- 3.8 Figure 1 overleaf shows the locations of local GP practices, derived from the NHS Digital dataset (January 2022 update). The dataset shows a total of six GP Practices based within c. 1km of the Site. Please note that although Battersea Fields Practice is located outside the 1km radius, it has been included in this analysis as it is one of the closest practices in terms of walk time from site. It is also important to note that a new £13m NHS health centre is to be provided as part of phase 4a of the Battersea Power Station redevelopment, which on completion will meet the primary care needs of 20,000 patients.¹⁰
- 3.9 A worst case scenario would see all 907 new residents (as summarised in Table 3 above) requiring registration with local GP Practices. However, in practice it is likely that a number will already be registered locally, or in the case of students choose to remain registered closer to their parents' address, or to register with a GP linked to their place of study (see Table 4 below).

Table 4 – Primary Healthcare Recommendations by Institution

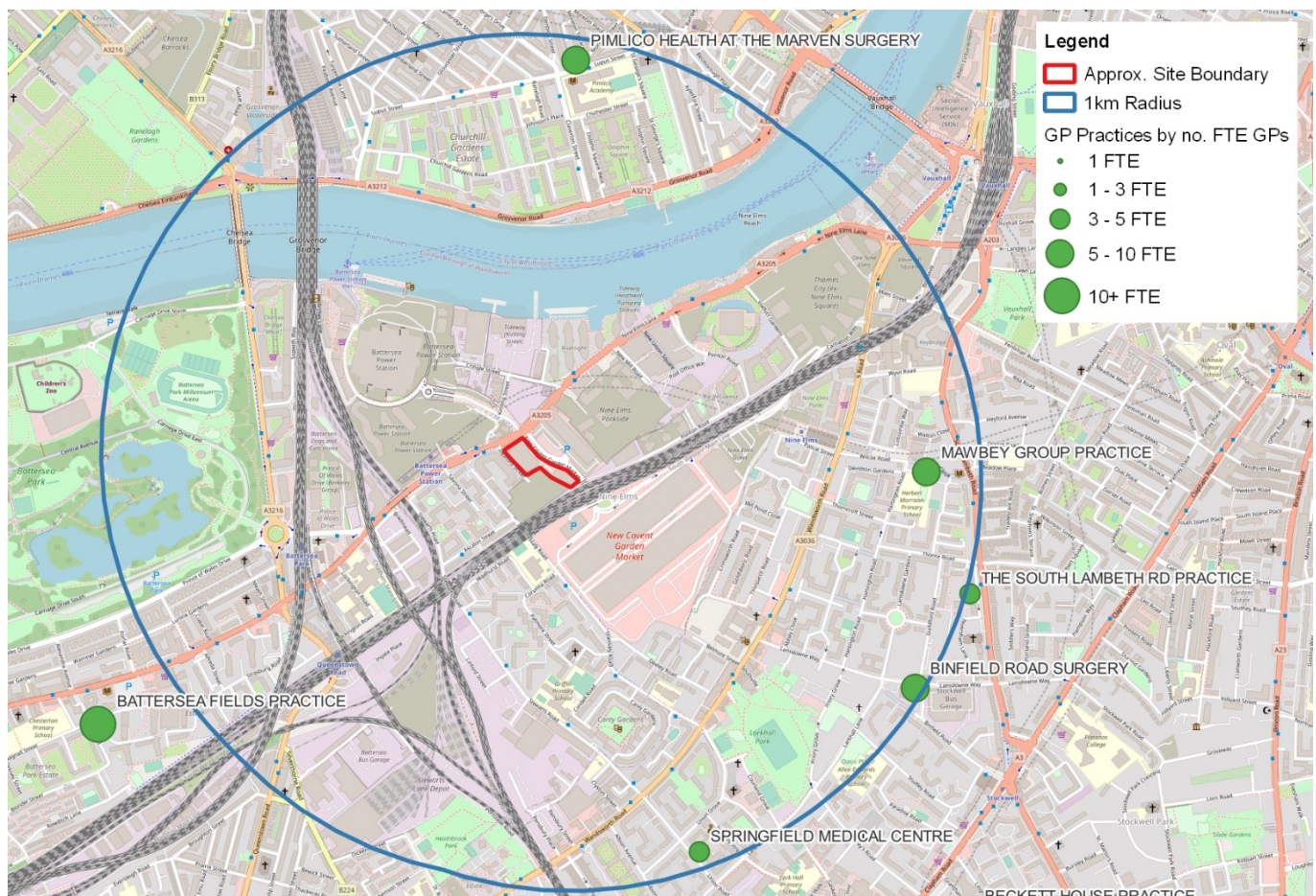
Institution	Health Care Recommendations / Provision
Roehampton University	On campus provision of NHS medical centre, offering doctor and nurse-led services.
Southbank University	Princess Street Surgery recommended as the closest option to campus.
St George's University	Provide their own occupational health service for students.

¹⁰ <https://www.wandsworth.gov.uk/news/2020-news/news-nov-2020/council-invests-13m-in-new-nine-elms-nhs-health-centre/#:~:text=The%20new%20health%20centre%20on,Station%20%20C2%A39bn%20regeneration%20project.>

University College London	Ridgmount Practice works in partnership with the university to provide student healthcare.
University of Westminster	Recommend a number of GP practices; Marylebone and Westend, Harrow, Raffles House Wembley, and Alexander Flemming Hoxton
Kings College London	On campus NHS Health Centre (including an NHS GP surgery) for students and staff.
LSE	Recommends use of the local GP surgery, closest to place of residence.
Imperial College London	Recommends use of the local GP surgery, closest to place of residence.
University of Arts London	Recommends use of the local GP surgery, closest to place of residence.

Source: Institution / Students' Union Websites

Figure 1 - GP Practices within Local Area



Source: NHS Digital; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors

Practice Name	Patients	GP FTE	Patients per FTE	Capacity	Unused Capacity	Walk Time from Site
Mawbey Group Practice	11,038	7.5	1,482	13,410	2,372	18
Springfield Medical Centre	6,760	4.7	1,441	8,442	1,682	18
Battersea Fields Practice	12,499	11.01	1,135	19,818	7,319	18
The South Lambeth Rd Practice	9,148	3.65	2,506	6,570	-2,578	23
Binfield Road Surgery	8,428	5.6	1,510	10,044	1,616	24
Pimlico Health at The Marven Surgery	14,533	5.7	2,559	10,224	-4,309	31
TOTAL	62,406	38.2	1,635	68,508	6,102	-

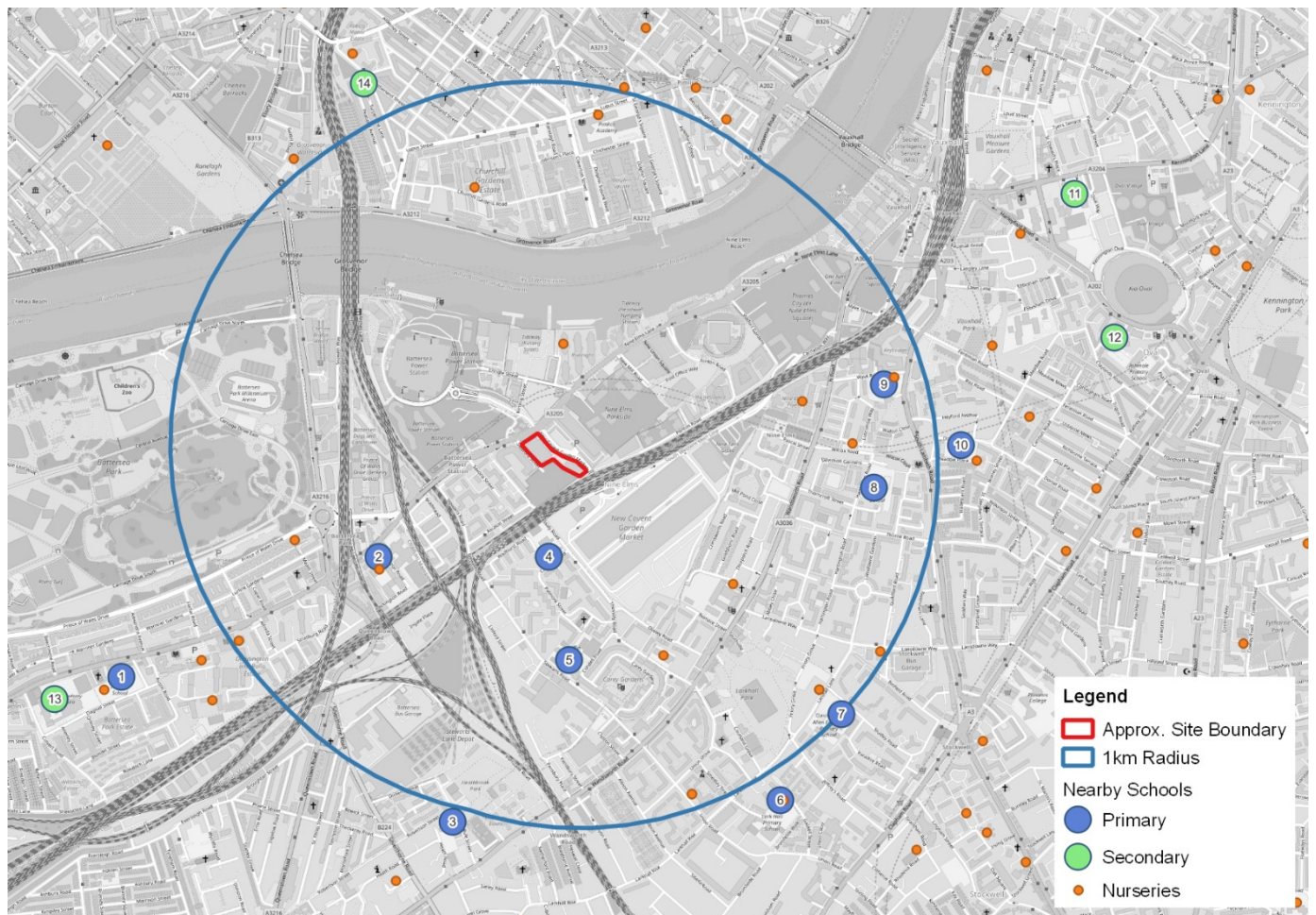
3.10 Overall, there is significant 'spare' capacity – including at the three nearest GP Practices. This means that the anticipated new resident population of 907 could be accommodated in full should the worst case scenario come to pass. Further new provision at Battersea Power Station will further add to local capacity.

3.11 For further details on the potential health impacts of the Proposed Development, please see the submitted Health Impact Assessment.

IMPACT ON EDUCATION

3.12 Growth in the local population could also have an impact on the availability of school places within the local area. Figure 2 below shows the locations of the nearest Primary and Secondary schools to the Site, as well as local nursery provision.

Figure 2 - Schools within Local Area



Source: DfE; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors

	Practice Name	Phase of Education	Capacity	Pupils	Spare Capacity
1	Chesterton Primary School	Primary	420	426	-6
2	St Mary's RC Voluntary Aided Primary School	Primary	222	188	34
3	Heathbrook Primary School	Primary	420	366	54
4	St George's CofE Primary School	Primary	240	222	18
5	Griffin Primary School	Primary	420	226	194
6	Larkhall Primary Campus	Primary	509	365	144
7	Allen Edwards Primary School	Primary	430	355	75
8	Herbert Morrison Primary School	Primary	236	219	17
9	Wyvil Primary School	Primary	556	508	48
10	St Stephen's Church of England Primary School	Primary	236	213	23
	TOTAL PRIMARY SCHOOLS		3,689	3,088	601
11	Lilian Baylis Technology School	Secondary	900	835	65
12	Archbishop Tenison's School	Secondary	460	328	132
13	Harris Academy Battersea	Secondary	1,150	1,071	79
14	Sir Simon Milton Westminster University Technical College	Secondary	550	154	396
	TOTAL SECONDARY SCHOOLS		3,060	2,388	672

- 3.13 In total, there are a combined 3,689 Primary School and 3,060 Secondary School places within the schools shown in Figure 2. Only one Primary School – Chesterton Primary School – is currently operating above capacity. All other schools (Primary and Secondary) have surplus capacity, according to data published by the Department for Education. Overall, local Primary Schools have a surplus capacity of 601, whilst local Secondary Schools have surplus capacity of 672.
- 3.14 A number of nurseries are also located nearby, providing day-care for under 5s (capacity statistics are not routinely published for nurseries). The nearest Further Education college is South Bank College, located close to Clapham Common tube station approximately 3km to the south of the Site.
- 3.15 Overall, there is evidence of surplus Primary and Secondary school capacity, which will be comfortably sufficient to accommodate the small number of children expected to live within the completed development as summarised in Table 3 (i.e. 14 Primary-aged and 5 Secondary-aged children).

OPEN SPACE AND PLAY SPACE

- 3.16 The proposal provides 374sq.m of play spaces suitable for all ages with a range of play functionality. The play space includes climbing, swinging, bouncing, balancing and active play. For young people, the play area provides equipment such as table football and table tennis as well as suitable areas for socialising with friends with platform seating, sun loungers and bleacher seating suitable for small performances.
- 3.17 Furthermore, the site is located less than 10 minutes' walk from Battersea Park, which also offers a wide range of recreation, sports and exercise facilities for children and adults. The Thames Path is also located a short distance away, which connects the local area with destinations along the river.

4.0 EMPLOYMENT IMPACTS

CONTEXT

- 4.1 LBW has a healthy local economy, underpinned by its young and highly skilled resident workforce. According to ONS, 70% of LBW residents are educated to degree level or higher, and 71% work in managerial, professional, or associate professional / technical occupations.
- 4.2 85% of LBW working age residents are economically active (compared with 79% average across London), and unemployment at 4.3% is also lower than London average (5.6%). Claimant unemployment is also significantly lower than London average at 3.7%, though 8,860 people were claiming out of work benefits in March 2022, including 1,000 people aged 18 to 24.
- 4.3 Local residents who are in full time employment earn an average of £843 per week, significantly higher than the average pay of jobs within the Borough (£671 per week). This highlights how many LBW residents commute to highly paid jobs in London’s main office hubs (West End, City and Canary Wharf). As of 2020, the largest industry sectors in LBW are Health (22%), Retail (14%) and Education (11%) – sectors which primarily provide services to resident populations. By contrast, the Financial and Insurance Activates sector, which accounts for 7.5% of London jobs, accounts for just 1.1% of jobs within the Borough.

NET JOBS CREATED

- 4.4 As noted within the Introduction section, it is estimated that the Site in its current use sustains approximately 30 jobs, based on applying typical Retail Warehouse employment densities (from the HCA Employment Densities Guide 3rd Edition) of 90 sq.m NIA per FTE to the total floorspace reported by the Valuation Office Agency.
- 4.5 Though the Proposed Development would result in a significant reduction in the overall quantum of employment-sustaining floorspace, the commercial and community use spaces proposed, alongside jobs created in the management and maintenance of PBSA, are expected to significantly offset and/or exceed levels of employment currently sustained by Booker.
- 4.6 Table 5 below summarises potential job creation associated with the Proposed Development. Low estimates are based on 20 sq.m NIA per FTE (the lower end of the density range indicated by the HCA Employment Densities Guide 3rd Edition) for Class E space and zero jobs for community space (i.e. assuming it will be used solely for community meetings etc.), whilst the High Estimate is based on 15 sq.m NIA per FTE (the upper end of the retail density range from the HCA Guide).

Table 5 - Proposed Development - Jobs Created from Commercial / Community Units

	Floorspace (sq.m NIA)	Jobs - Low Estimate	Jobs - High Estimate
Unit 1 – Class E	68	3.4	4.5
Unit 2 – Class E/F	137	0*	9.2
Unit 3 – Class E	68	3.4	4.5
Unit 4 – Class E/F	73	0*	4.9
Total	347	6.8	23.1

Note: Should Units 2+4 be used as a community meeting places, they are unlikely to generate any jobs directly

- 4.7 In addition to employment created from the proposed Class E/F floorspace, it is estimated that a PBSA operator would employ approximately 8 staff (FTE) to manage the block and provide cleaning and maintenance services.
- 4.8 Overall, it is estimated that the Proposed Development could sustain between 15 and 31 jobs on completion.

5.0 WIDER IMPACTS

RETAIL AND LEISURE EXPENDITURE

- 5.1 Growth of the local population will bring an increased amount of household spending to the Nine Elms area, which in turn will support new and existing businesses through increased opportunities for trade. As shown in Table 6 below, the average LBW household spends around £16,000 per annum on Comparison and Convenience retails goods, plus Food & Beverage away from the home and Leisure Activities. We have adjusted this average spend to account for average household size (1.1 residents per unit, including PBSA, compared with 2.3 average occupancy across the Borough), plus a further reduction of 25% to account for the likelihood that students and LAR tenants in particular are likely to have below-average levels of disposable income in an affluent borough such as Wandsworth.

Table 6 - Potential Retail and Leisure Spending

	Spend per Average LBW Household	Adjusted Spend per Household	Total Estimated Spend
Comparison Goods	£8,218	£3,010	£2.5m
Convenience Goods	£4,191	£1,535	£1.3m
Food & Beverage	£3,094	£1,133	£0.9m
Leisure Activities	£655	£240	£0.2m
Total	£16,158	£5,919	£4.9m

Source: *Aspinal & Aspinal*

- 5.2 As summarised above, the Proposed Development could bring around £5.1m in additional spending power to Nine Elms, a portion of which will be captured by existing and new retail, leisure and hospitality businesses, supporting their ongoing viability and underpinning the vitality of local centres.

VOLUNTEERING ACTIVITY

- 5.3 Many students choose to volunteer during their time at university, which can provide valuable support for local charitable organisations and community groups. According to NUS research, around a third of students choose to volunteer during their studies, committing an average of 44 hours per year (approx. 1 hour per week during term time). As summarised in Table 7 below, the assumed student population of the Proposed Development could volunteer around 11,200 hours per year. If volunteer time was to be valued at the National Living Wage, this would represent a social value of around £115k per annum.

Table 7 - Estimated Value of Student Volunteers

Total Student Population	762
% of Students Volunteering Regularly (NHS)	33%
Total Student Volunteers	254
Average Hours per annum	44
Total Volunteer Hours per annum	11,174
Value per hour (National Living Wage)	£10.42
Total Social Value of Volunteering (per annum)	£116,442

Source: *NUS, Montagu Evans Calculations*

GRADUATE RETENTION

- 5.4 According to HESA, London's higher education institutions produce over 130,000 skilled graduates each year, and many choose to remain in the capital after completing their studies. According to recent research by Knight Frank/UCAS, more than two thirds (67%) of London graduates are retained. Graduate retention (and attraction) is important in maintaining London's highly skilled workforce, which in turn sustains business activity and further employment throughout the business supply chain.
- 5.5 According to ONS, around 70% of LBW residents aged 16-64 are degree educated, and as a consequence local residents earn wages approximately 11% more than the average for London. By encouraging students to live in Wandsworth for one or more years of study, the Borough has an excellent opportunity to make its case for the highly skilled residents of the future to choose Wandsworth as their home.

6.0 CONCLUSION

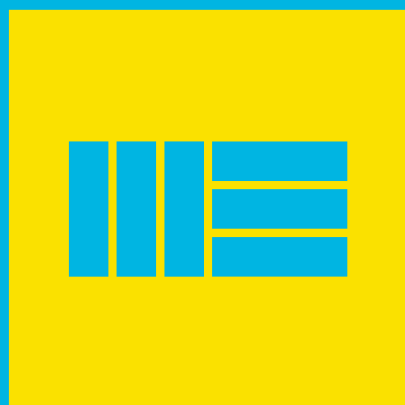
- 6.1 The Proposed Development will make a positive contribution to the local economy and community, delivering a number of tangible benefits which have been defined within this statement.
- 6.2 The construction phase of development will bring further new investment to the local area, creating jobs and contract opportunities which will benefit construction workers and businesses within the London and wider South East region. Construction will also create apprenticeship opportunities, which will provide a chance for young people (including young people living within LBW) to gain valuable skills which will benefit their future careers. Local businesses will also benefit from a boost in local spending from the temporary construction workforce.
- 6.3 On completion, the new resident population is expected to contribute positively to the creation of a mixed and balanced community within the local area. Furthermore, it is not anticipated that the increase in local population resulting from the Proposed Development will cause difficulties for local community infrastructure providers (GP Practices, Primary Schools and Secondary Schools have all been demonstrated to have sufficient capacity to accommodate the Proposed Development).
- 6.4 The Proposed Development will also open up the site, which is currently impermeable and not generally accessible to members of the public. This will be further enhanced through the provision of public realm improvements and play space for children of all ages.
- 6.5 Though the Proposed Development will result in a net loss of employment-sustaining floorspace, the current cash and carry use has a very low employment density, and as a consequence the proposed ground floor Class E/F units, combined with operational jobs in operating the PBSA, are expected to largely offset and/or slightly increase total employment on site.
- 6.6 New residents will control an estimated £4.9m per annum in retail spending, a portion of which will be spent locally, helping to sustain new and existing local businesses – particularly in the retail and hospitality sectors. Resident students could also play an important role in supporting local charities and community groups – with the NUS estimating that around a third of students volunteer for an average of 44 hours per year. Finally, by encouraging students to live within LBW during their studies, it is likely that a number will choose to make Wandsworth their home in the longer term – sustaining and enhancing the Borough’s highly skilled resident workforce.
- 6.7 Taken as a whole, the Proposed Development is therefore expected to make a positive contribution to the Nine Elms and wider Wandsworth community – providing much needed new affordable housing, reducing the need for student HMOs, and boosting the pool of local resident spending power. Local community infrastructure is capable of absorbing the proposed population in full, and further mitigation will be provided through the Community Infrastructure Levy (CIL). The provision of affordable commercial space alongside community space, as well as broadly maintaining current employment levels, also means that the Proposed Development is not expected to lead to a reduction in the economic contribution made by the site.

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