

GVA Calculations

GVA benefits per job created	£20,566	at	2010	values and prices
GVA benefits per Household	£10,283	at	2010	values and prices
GVA jobs ramp	20			
Development life	60 years			
GVA discount rate	3.5%			

Schedule of developments with timescales accelerated by the scheme

Development	Households	Jobs	GVA	Base case year	Scheme case year	Adjusted Discounted GVA
Blackamoor Road Development Site		261	£5,367,726	0	2022	£16,514,520
		261	£5,367,726	0	2023	£15,129,134
		261	£5,367,726	0	2024	£13,790,597
		261	£5,367,726	0	2025	£12,497,325
Blackamoor Road Development Site	10		£102,830	0	2022	£316,370
	20		£205,660	0	2023	£579,660
	20		£205,660	0	2024	£528,375
	20		£205,660	0	2025	£478,825
Fishmoor Drive (Parcel 1) - Former THL Land	25		£257,075	0	2020	£930,673
	35		£359,905	0	2021	£1,203,436
	35		£359,905	0	2022	£1,107,295
	35		£359,905	0	2023	£1,014,406
	35		£359,905	0	2024	£924,657
	36		£370,188	0	2025	£861,884
Fishmoor Drive (Parcel 2) - Former T2000	21		£215,943	0	2021	£722,062
	22		£226,226	0	2022	£696,014
	22		£226,226	0	2023	£637,626
Fishmoor Drive (Parcel 3) Newfield School	25		£257,075	0	2022	£790,925
	25		£257,075	0	2023	£724,575
	25		£257,075	0	2024	£660,469
	26		£267,358	0	2025	£622,472
Haslingden Road (Fishmoor Reservoir) Site	20		£205,660	0	2022	£632,740
	40		£411,320	0	2023	£1,159,321
	40		£411,320	0	2024	£1,056,751
	40		£411,320	0	2025	£957,649
Johnson Road	35		£359,905	0	2020	£1,302,942
	35		£359,905	0	2021	£1,203,436
Medipark Site		514	£10,570,924	0	2023	£29,794,540
		514	£10,570,924	0	2024	£27,158,494
		514	£10,570,924	0	2025	£24,611,590
TIBS / Fmr Blakewater College (Employment)		542	£11,146,772	0	2025	£25,952,299
Waterside Employment Site (Parcel A) - EG Waterside		479	£9,851,114	0	2019	£38,482,340
Waterside Employment Site (Parcel B)		250	£5,141,500	0	2021	£17,191,949
	647	3857				

Adjustment factor

39%

	2021	2025	2035
Base case PVB	£0	£0	£0
Adjusted	£0.00	£0.00	£0.00
Scheme case PVB	£615,988,089	£25,981,761	£154,043,206
Adjusted	£240,235,355	£10,132,887	£60,076,850
Unadjusted GVA Benefits	£615,988,089	£25,981,761	£154,043,206
Adjusted GVA PVB	£240,235,355	£10,132,887	£60,076,850
Per Annum	£16,015,690		

Year	Total Houses	Commercial Floorspace	Total Jobs	GVA
2019	-	11,496 m ²	479	£38,482,340
2020	60	-	-	£2,233,615
2021	91	4,500 m ²	250	£20,320,883
2022	112	9,396 m ²	261	£20,584,446
2023	142	15,564 m ²	775	£17,398,836
2024	120	15,564 m ²	775	£44,119,344
2025	122	35,076 m ²	1317	£65,982,044
Total	647	91,595 m ²	3857	£209,121,508