

Economic Benefits Statement

Bellmont College, Wood Green

July 2024

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Economic and Benefits Infographic

Economic Benefits Infographic

PROPOSED DEVELOPMENT: Change of use from Class E (offices) to Class F1 (non-residential education and training facility) of floorspace for Belmont College

SITE: 88-96 High Road, Wood Green, N22 6HE

Redevelopment Phase



£1 million
Investment

Includes lease, refurbishment, and recruitment costs for the Proposed Development.



£20,000 GVA
contribution to the Haringey economy
£100,000 GVA
contribution to the London economy



Long term lease

and educational use in the town centre

Operational Phase



40 gross FTE jobs supported through the College's operations

30 FTE direct net additional jobs
supported in London, including 10 in Haringey

15 FTE net indirect/ induced jobs
supported in London, including <5 in Haringey



£2.1 million

Gross GVA economic output per annum in London, including £1.2 million in Haringey



Supporting academic courses

New premises for Liverpool Hope University's only connected college in London



Student and staff spend in the local economy

contributing to local businesses and tax base



Increased footfall in the Town centre

contributing to vibrancy and placemaking



Social value from wellbeing

associated with employment and academic pursuits

¹ GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes

² Figures appear not to sum due to rounding

1. Introduction

- 1.1 This Economic Benefits Statement has been prepared by Turley Economics on behalf of Belmont College (“the Applicant”) to assess the economic benefits of the application proposal for the change of use from Class E (offices) to Class F1 (non-residential education and training facility) of floorspace within the first floor of the building at 88-96 High Road, Wood Green, N22 6HE (“the Proposed Development”).
- 1.2 The purpose of the Statement is to quantify the potential economic benefits to Haringey and London that are likely to arise from the delivery of the proposed college.
- 1.3 This assessment provides estimates of the economic impacts associated with the site, taking into account published guidance on economic impact methodologies and best practice.

The Proposed Development

- 1.4 The Proposed Development would deliver a non-residential educational use of circa 1,270sqm within Use Class F1, in order to enable its occupation by Belmont College as higher education and training facility.
- 1.5 Belmont College is a higher education college offering a diverse range of courses, ranging from Level 3 (Foundation) to Level 7 (Master’s degrees). The college is connected to Liverpool Hope University (LHU), and is the only college that LHU is connected to in London. Degree programmes offered at Belmont College are accredited by LHU, and therefore the proposals present a good opportunity to introduce higher education directly into Wood Green Town Centre.
- 1.6 Once in full occupation, the proposed college (Class F1) will be expected to support 55-75 staff in a variety of shift patterns and roles, including teaching, administration and back of house staff. Furthermore, the proposed college will provide educational opportunities for up to 400 students, comprising school leavers through to adults. Thus, the proposals will enable Belmont College to provide significant local employment for Wood Green, as well as opening up educational opportunities for local people of a range of ages and stages in their career to gain qualifications or get upskilled.
- 1.7 The college initial will offer Foundation (0 year) +3 years Business Management Degree course within the first year, however by the second year it plans to launch the following courses:
 - Level 6 – Undergraduate Degrees
 - BA- Accounting and Finance and Business Management
 - BA- Travel and Tourism Degree
 - BSc Mental Health and Well-being
 - Law LLB (Hons)

- Level 7- Postgraduate Degrees
 - MBA- Marketing and Finance
 - MSc- Project Management
 - MSc Financial Management

1.8 The College will also have its own library, reading space and common rooms for students to use.

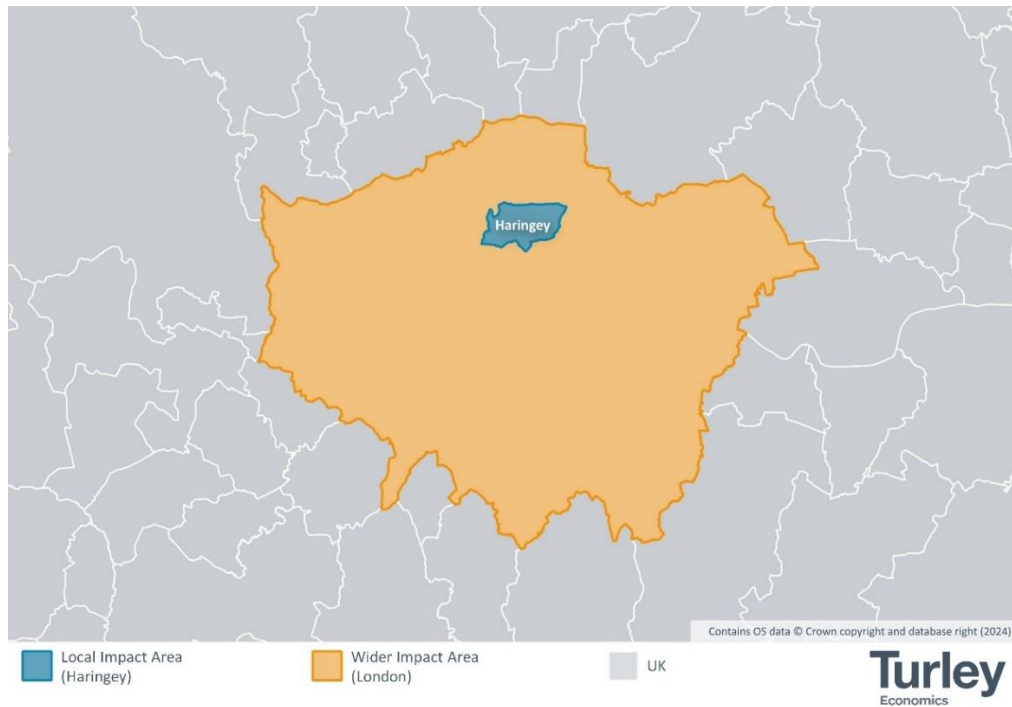
Economic and Social Benefits Assessment

- 1.9 The assessment of economic benefits is informed by the 2014 Homes & Communities Agency's (HCA, now known as Homes England) Additionality Guide (4th edition)¹, the HCA's Employment Density Guide (3rd Edition)² and published statistical data sources.
- 1.10 Economic impact estimates are presented as net figures, accounting for the relevant 'additionality factors', such as existing uses, leakage, displacement and multiplier effects.
- 1.11 A detailed description of the economic impact assessment methodology is outlined at the relevant points in Section 3 and 4. This includes definitions and justifications of the various additionality factors and their application in the context of the economic impact of the Proposed Development.

¹ Homes & Communities Agency (2014) Additionality Guide (4th Edition)

² Homes & Communities Agency (2015) Employment Density Guide (3rd Edition)

Figure 1.1: Assessment Study Area



Source: Turley Economics, 2024

Structure of Report

1.12 The remainder of the report is set out as follows:

- **Section 2: Socio-Economic Context** – outlines the socio-economic characteristics of the local impact area.
- **Section 3: Redevelopment Phase Impacts** – estimates the future net additional economic impact generated by the Proposed Development during the redevelopment phase.
- **Section 4: Operational Phase Impacts** – estimates the future net additional economic impact generated by the Proposed Development once completed and fully occupied.
- **Section 5: Conclusion** – summarises the net additional benefits generated as a result of the Proposed Development.

2. Socio-Economic Context

- 2.1 In order to understand the potential impacts of the Proposed Development, and set them in context, it is important to examine Haringey's socio-economic profile. This includes its age profile, economic activity and unemployment rates, as well as the economic contribution of both its education sector and the business administration & support services industry. These characteristics are described below:

Population Composition

- The total population of Haringey in 2021 stood at c. 265,000 of whom c. 190,000 people were of working age (16-64 years).³
- This working-age population equates to 71% of the total population, which is higher than the average in London (69%) and in England as a whole (63%).⁴

Economic Activity

- 78% of the working-age population of Haringey is economically active, which is broadly in line with the economic activity rates across London (79%) and England as a whole (79%).⁵
- Of the economically active residents in Haringey, 149,600 – or 75% of all working age residents – are in employment, which again is in line with the levels recorded across London (75%) and England as a whole (76%).⁶
- As of May 2024, c. 13,230 people in Haringey aged 16+ were claiming benefits primarily associated with being out of work. Having fallen significantly from the peak recorded during the COVID-19 pandemic (21,875 recorded in March 2021), the current number of claimants remains 96% higher than the pre-pandemic figure (6,745 recorded in January 2020).
- 260 residents of Haringey are currently claiming Jobseeker's Allowance (JSA, a sub-set of the total claimant count) whilst actively seeking roles in the construction industry, with the equivalent figure standing at just under 9,200 across London.⁷

Sectors of Employment

- The construction sector supports 4,000 jobs in Haringey. Accounting for 5.4% of jobs, the sector's contribution to total employment is higher in Haringey than across London (where it accounts for 3.4%) and England as a whole (4.8%).⁸

³ ONS via Nomis (2024) Census 2021 - TS001 - Number of usual residents in households and communal establishments

⁴ ONS via Nomis (2024) Census 2021 - TS007 - Age by single year

⁵ ONS via Nomis (2024) Annual Population Survey: January 2023 - December 2023

⁶ Ibid.

⁷ ONS via Nomis (2024) Jobseekers Allowance by Occupation: May 2024

⁸ ONS via Nomis (2024) Business Register & Employment Survey: 2022

- The education sector employs approximately 8,000 people in Haringey (equating to 11% of total employment) which is higher than the sector's contribution to total employment across London (7.0%) and England as a whole (8.5%).
- The business administration & support services sector accounts for 4,500 jobs (equivalent to 6.1% of total jobs). This proportion is significantly lower than the sector's contribution to total employment across London (11%) and England as a whole (9.2%).

Earnings

- Median gross earnings for Haringey residents are c. £40,897 per annum, which is lower than the London average of £41,853 in 2023. At £35,175 median annual workplace-based wages in Haringey are significantly lower than the median resident wage, indicating that lower-paid jobs have a higher propensity to be taken by people in-commuting into Haringey.⁹

Summary

- 2.2 Haringey's levels of economic activity and employment amongst its working age population are broadly in with the regional average. However, data indicates that there is a latent labour force locally who could take advantage of new jobs created and supported through the repurposing and operation of new development, and Haringey accommodates a relatively high number of residents working in the education as well as the business administration & support services sectors.
- 2.3 It is therefore considered that the Proposed Development is well-suited to the socio-economic characteristics of the local area.

⁹ ONS via Nomis (2024) Annual Survey of Hours and Earnings 2023

3. Review of Key Strategies

- 3.1 This section provides an overview of the relevant economic policy and strategy context; demonstrating both the national and local Government commitment to facilitating sustainable economic growth through a supportive planning system, with a focus on creating employment opportunities and delivering the necessary infrastructure.

National Policy and Strategy

National Planning Policy Framework and Planning Practice Guidance

- 3.2 The revised National Planning Policy Framework (NPPF)¹⁰ – along with the accompanying Planning Practice Guidance (PPG)¹¹ – sets out the Government’s planning policies for England. As with the 2012 framework, the revised NPPF and PPG continue to be built around a policy commitment to sustainable development, outlining the expectation that future development will play in meeting economic and social objectives. Details of these objectives are provided at paragraph 8 of the revised NPPF:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; and

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”¹²

- 3.3 In order that a sustainable development is pursued a positive way, at the heart of the NPPF is a “*presumption in favour of sustainable development*”¹³, which requires local authorities – in the development of their Local Plans – to “*positively seek opportunities to meet the development needs of their area*”¹⁴.

Levelling Up White Paper

- 3.4 The Levelling Up White Paper¹⁵ outlines that a key objective of the Government over the period to 2030 is to close the gap in economic opportunities and outcomes between those top performing and other areas, tackling geographic disparities. It is outlined that the ‘six capitals’ – physical, human, intangible, financial, social and institutional – are interdependent and success will only be achieved if each of them is thriving in a given place.

¹⁰ Department for Levelling Up, Housing and Communities (2024) National Planning Policy Framework

¹¹ Department for Levelling Up, Housing and Communities (2021) Planning Practice Guidance

¹² Department for Levelling Up, Housing and Communities (2024) National Planning Policy Framework

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Department for Levelling Up, Housing and Communities (2022) Levelling Up: White Paper

3.5 A key pillar of the policy regime is the setting of clear and ambitious medium-term missions in order to:

- *‘Boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging’* through missions related to boosting investment in research & development and improving local public transport connectivity and digital connectivity.
- *‘Spread opportunities and improve public services, especially in those places where they are weakest’*, through missions related to education, skills, health and wellbeing.
- *‘Restore a sense of community, local pride and belonging, especially in those places where they have bene lost’*, through missions related to pride in place, housing and crime.
- *‘Empower local leaders and communities, especially in those places lacking local agency’*, through missions related to devolution deals and long-term funding settlements.

3.6 The Levelling Up and Regeneration Act (LURA) was passed into law in October 2023, and affirms the commitment to addressing inequality through delivering on the identified levelling up missions.

3.7 Implicit in the Levelling Up agenda is also the expectation that in traditionally higher-productivity, more affluent areas of the country, private sector investment should drive economic growth.

Plans for Growth and Jobs amid the Cost-of-Living Crisis

3.8 The UK Government’s economic strategy, as expressed through its ‘Build Back Better: Our Plan for Growth’¹⁶ and ‘Plan for Jobs’¹⁷ documents, outline the means by which the economic recovery of the UK following Covid-19 will aim to “*build back better*” by driving growth that creates high-quality jobs across the country.

3.9 The Plan for Growth, which builds upon and replaces the Government’s Industrial Strategy, outlines that the UK’s economic strategy will be built upon three ‘core pillars of growth’ these being:

- **Infrastructure**, to stimulate economic activity and drive long-term productivity;
- **Skills**, to support productivity growth, with the importance of high-quality apprenticeships and technical education in key industries being emphasised; and
- **Innovation**, with the Government stating its intention to support and incentivise the development of the creative ideas and technologies that will shape the UK’s future high-growth, sustainable and secure economy.

¹⁶ HM Treasury (2021) Build Back Better: Our Plan for Growth

¹⁷ HM Treasury (2021) Plan for Jobs

- 3.10 The Plan highlights that the implementation of actions based on the three pillars will prioritise on delivering on the Government's 'levelling up' agenda, which is characterised as the need to ensure that everyday life is improved for communities throughout the UK, and that where people live should not be a barrier to their life chances.
- 3.11 The Plan for Jobs includes measures to protect and create jobs. The construction sector is described as, "vital for the recovery of the UK economy" and the Plan highlights the Government's commitment to supporting 'shovel ready' infrastructure projects across the country, to ensure that projects which can support the UK's economic recovery in the next few critical years proceed at pace.
- 3.12 The need for new jobs and a boost to pay and living standards remain of vital importance in the ongoing context of inflationary pressures, the cost-of-living crisis and the UK falling into recession in October -December 2023¹⁸. An ONS survey from May 2024, indicates that more than half (55%) of adults in Great Britain reported an increase in their cost of living compared to the previous month¹⁹.

Regional Policy

The London Plan 2021

- 3.13 The London Plan 2021 is the Spatial Development Strategy for Greater London²⁰. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth, which is defined as growth that is socially and economically inclusive and environmentally sustainable.
- 3.14 The Plan strives to ensure planning and development promotes the strength and potential of the London economy, and projects that 6.9 million jobs could be supported in London by 2041. Therefore, as well as developing existing employment clusters, it is stressed that growth in town centres across London will be equally important.
- 3.15 The Plan also recognises that London's higher education providers make a significant contribution to its economy and labour market. Consequently, Policy GG5 states that:
- "To conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must ensure that London continues to provide leadership in innovation, research, policy and ideas, supporting its role as an international incubator and centre for learning"*
- 3.16 The Plan acknowledges that *"access to high quality education and training has a profound effect on people's life chances and is one of the most powerful ways to break down inequalities and improve social mobility"*.

¹⁸ ONS (2024) GDP monthly estimate, UK: December 2023

¹⁹ House of Commons Library (2024) Rising cost of living in the UK.

²⁰ Mayor of London (2021) The London Plan 2021

Local Planning Policy and Strategy

- 3.17 Haringey's Local plan is made up of a number of individual planning policy documents. These being the Strategic Policies Local Plan, Development Management Policies, Site Allocations, Area Action Plans (Tottenham and Wood Green), alongside the London Plan and the Joint North London Waste Plan.
- 3.18 The council has started working on a new Local Plan, which is intended to run from 2024 to 2039. It is currently on a consultation stage, with a draft document due to be published later in 2024.

Haringey's Strategic Policies Local Plan 2013-2026

- 3.19 Haringey's Strategic Policies 2013-2016²¹ is the first document of the Council's Local Plan. It sets out Haringey's spatial strategy for managing development and growth in the Borough up to 2026. It is guided by a number of key objectives which are set across five overarching themes, as follows:
- People at the heart of change
 - An environmentally sustainable future;
 - Economic vitality and prosperity shared by all;
 - Safe for all; and
 - Healthier people with a better quality of life.
- 3.20 The Plan's strategic policies 8 and 9 are important in achieving the vision and objectives of the Sustainable Community Strategy, the Regeneration Strategy and the local plan by protecting employment land, providing more jobs and training opportunities needed to support Haringey's growing population.
- 3.21 The Plan recognises the vital role of town centres in providing character and identity to the local area and borough as a whole and therefore seeks to support and promote Wood Green Metropolitan Town Centre as *"existing successful and vibrant town centres and places that will attract new businesses, jobs and homes, this becoming even more vibrant and exciting hubs of community life"*²²

Haringey's Development Management Development Plan Document (DPD)

- 3.22 Haringey's Development Management Policies²³ was adopted in 2017 and is intended to guide development within the borough for the period leading up to 2026.

²¹ Haringey Council (2013) Haringey's Local Plan: Strategic Policies 2013-2026

²² Ibid, page 94.

²³ Haringey Council (2017) Haringey's Development Management Development Plan Document (DPD)

3.23 The plan includes the aim in Policy DM49: ‘Managing the provision and quality of community infrastructure²⁴’ that, the Council will support proposals for new and extended social and community facilities provided they:

- *‘Are accessible by public transport, walking and cycling, preferably in town centres or local centres, Growth Areas or Areas of Change*
- *Are located within the community that they are intended to serve;*
- *Provide flexible, multifunctional and adaptable space, where practicable’*

Haringey Economic Development and Growth Strategy

3.24 Haringey Economic Development and Growth Strategy²⁵ sets the direction for Haringey’s economic development and growth over the next five years.

3.25 Education is one of the key aspects to Haringey’s economic success according to the strategy. Consequently, ensuring that the residents have the skills to compete in London’s global economy, as well as providing opportunities for further and higher learning are at the core of the strategy.

Opportunity Haringey – our new Inclusive Economy Plan

3.26 Opportunity Haringey²⁶ is Haringey Council’s Inclusive Economy Framework. It sets out the way in which the Council will work with local and strategic partners to deliver their vision: *“to create a fairer and greener local economy that builds on local creativity to harness Haringey’s strengths”*

3.27 The plan recognises that construction, including retrofit activity is an important and growing sector in the borough. According to the Central London Forward (CLF) Low Carbon Retrofit Labour Demand Forecast study in August 2023, more than 13,000 jobs would need to be created in Haringey to help the borough, and London deliver its low carbon ambition.

3.28 The plan aims to deliver this fairer and greener economy across five themes, as outlines below:

- *Theme 1. Job Creation*
- *Theme 2. Investment*
- *Theme 3. Good work and skills*
- *Theme 4. High Streets and Industrial Estates*
- *Theme 5. Work places and spaces*

²⁴ Community infrastructure (also referred to as social infrastructure) is an all-encompassing term which includes facilities generally available to and used by the local community, including: educational facilities, community centres, leisure and cultural centres, doctor’s surgeries/health centres, public houses, libraries, and others.

²⁵ Haringey Council. A plan for jobs, growth and prosperity. Haringey’s plan for a fully employed borough.

²⁶ Haringey Council. Opportunity Haringey -Our Inclusive Economy Framework.

3.29 The above themes are followed by priority actions. Those of relevance to the proposed development are:

- *'Bring new investment to the borough'* with the aim of attracting High Education providers who would provide employment, skills and training opportunities and increase local spend in the area as well as help to boost the profile of the borough on a global stage.
- *'Meeting employer and future skills demand'* with the aim of increasing the number of Good Work opportunities locally, as well as to provide more opportunities and skills linked to sectors with employment growth.
- *'Promote the vibrancy of our town centres, high streets and industrial estates'* with the aim of promoting Haringey as a place to invest, stay and grow.
- *'Encourage the delivery of additional workspace across the borough'* with the aim of identifying opportunities to bring forward and improve workspace that meets the need of the local economy.

Summary

3.30 The overarching planning, economic and social value framework as expressed through national strategy alongside locally-focused policy priorities highlights the importance of growing Haringey and wider London city region's economy, population and workforce. It is also clear that the higher education sector is a key contributor to the city region's growth, and should therefore be supported to continue to attract students.

4. Redevelopment Phase Impacts

- 4.1 This section outlines the economic impacts estimated to result from the Proposed Development during the redevelopment phase. The economic benefits are outlined with respect to the local authority of Haringey (the local impact area) and London (the wider impact area).

Redevelopment Investment and Gross Employment

- 4.2 There will be an investment of approximately £250,000 in the redevelopment of the Proposed Development²⁷. This has the potential to support approximately 1.1 full-time equivalent (FTE) temporary jobs within the construction sector over an estimated 12-month period²⁸.

Net Additional Direct, Indirect and Induced Employment

- 4.3 After accounting for the additionality factors of leakage²⁹ and displacement,³⁰ it is estimated that 0.8 FTE jobs per annum could be sourced from London's national labour force, including 0.3 FTE jobs per annum locally within Haringey.
- 4.4 On-site businesses' expenditure on materials, goods and other services, purchased from a wide range of suppliers, will have far-ranging benefits both locally and further afield as it filters down the supply chain (this being termed 'indirect effects'). Employees working in businesses related to this expenditure will subsequently also spend their wages on goods and services (this being termed 'induced effects'). In line with published guidance, economic multipliers have therefore been applied to estimate these impacts in terms of employment.
- 4.5 The estimated impact of these economic multiplier effects³¹ indicates that a further annual average of 0.4 FTE temporary jobs will be supported within the London economy throughout the construction period, inclusive of 0.1 FTE jobs per annum in Haringey.³²
- 4.6 Summing the above direct, indirect and induced employment figures, it is calculated that the construction of the Proposed Development will support an average of 1.2 net additional FTE jobs annually in London, with 0.3 of these taken by residents of Haringey.

²⁷ Redevelopment cost estimates provided by the client.

²⁸ Analysis utilises Business Population Estimates produced for London by the UK Government's Department for Business and Trade (2023). This provides an indication of the average turnover per employee in different sectors, used to estimate the number of jobs supported.

²⁹ ONS via Nomis (2023) 2011 Census: WU01UK - Location of usual residence and place of work by sex. Leakage rates of 70% and 10% respectively applied at the local and wider impact area, reflecting Census commuting data.

³⁰ ONS via Nomis (2024) Jobseeker's Allowance by Occupation: April 2024. In line with the HCA's Additionality Guide's recommendation, a 'low' displacement rate (25%) has been applied at the scale of the local impact area.

³¹ In line with the HCA's Additionality Guide's recommendation, a multiplier of 1.25 has been applied at the local authority level, this increasing to 1.5 at the regional scale.

³² Direct, indirect and induced impacts applied utilising leakage, displacement and multiplier effects in line with HCA (2014) Additionality Guide Fourth Edition.

- 4.7 The redevelopment phase of the Proposed Development will also add gross value to the local and wider economy. Put simply, Gross Value Added (GVA) is the total of all revenue into businesses, which is used to fund wages, profits and taxes, and therefore provides a key measure of productivity.
- 4.8 The GVA generated during the Proposed Development's redevelopment phase has been calculated through analysis of Experian data relating to the average GVA generated per FTE employee by sector in Haringey and the wider London region.³³ Applying the appropriate GVA figures to the numbers of direct, indirect and induced FTE jobs supported during the year-long build, it is estimated that the Proposed Development will generate £100,000 net additional GVA contribution to the London economy over this year, including a £20,000 net additional GVA contribution to the Haringey economy. This is summarised in **Table 3.2** below.

Table 4.1: Redevelopment Phase GVA

	Local Impact Area	Wider Impact Area
Direct GVA Generation	20,000	50,000
Indirect / Induced Net Additional GVA	£4,000	£40,000
Total Net Additional GVA	£20,000	£100,000

Note: Some figures appear not to sum due to rounding.

Source: Turley Economics, 2024

³³ Experian (December 2023) Regional Market Forecasts Quarterly; analysis uses 2019-2023 average for the construction sector for direct jobs and an all-sector average for indirect/induced jobs.

5. Operational Phase Impacts

- 5.1 This section presents the quantified economic impacts likely to be generated by the Proposed Development when complete and fully occupied. These are again outlined with respect to Haringey (the local impact area) and London as a whole (the wider impact area).

Gross and Net Additional Direct, Indirect and Induced Employment

- 5.2 Based on a mix of average employment densities (as outlined in published guidance³⁴) applied to the quantum and type of uses which will be delivered at the Proposed Development is estimated that a total of 40 gross FTE jobs³⁵ could be supported on site.
- 5.3 Operations will require a workforce with a variety of skill levels and provide jobs in a range of occupations, including elementary, professional and managerial roles, meeting a diverse range of local employment need.
- 5.4 After accounting for leakage³⁶, and displacement³⁷, it is estimated that the scheme will directly generate approximately 30 FTE direct net additional jobs for London residents, of which 10 could be held by residents of Haringey.
- 5.5 As with redevelopment, the operation of the Proposed Development will have indirect / induced effects through supply chain spending, procurement and employee expenditure. Therefore, the direct effect is amplified, resulting in a multiplier effect.³⁸ It is estimated that a further 15 indirect / induced FTE jobs will be generated across the wider impact area of London, of which several FTE jobs are likely to be taken by those living in Haringey.
- 5.6 Summing the direct, indirect and induced impacts indicates that the operational phase of the Proposed Development would support a total of 40 net additional jobs in London, including 10 FTE jobs for Haringey residents. Employment impacts are summarised below at **Table 4.1**.

³⁴ HCA (2015) Employment Density Guide, 3rd Ed.

³⁵ Based on an estimation provided by Bellmont College where they employ 20 FTE academic staff and 20 FTE administrative staff per 400 students.

³⁶ ONS via Nomis (2021) 2021 Census: WU01UK - Location of usual residence and place of work by sex. Leakage rates of 70% and 10% respectively applied at the local and wider impact area, reflecting Census commuting data.

³⁷ ONS via Nomis (2024) Claimant Count: April 2024. In line with the HCA's Additionality Guide's recommendation, a 'low' displacement rate (25%) has been applied at the scale of the local impact area. An equivalent allowance for displacement (25%) has been applied for London as a whole.

³⁸ In line with the HCA's Additionality Guide's recommendation, a multiplier of 1.25 has been applied at the local authority level, this increasing to 1.5 at the regional scale.

Table 5.1: Operational Phase Employment

	Local Impact Area	Wider Impact Area
Gross Direct FTE Employment		40
Direct Net Additional FTE Employment	10	30
Indirect / Induced Net Additional FTE Employment	<5	15
Total Net Additional FTE Employment	10	40

Note: Some figures appear not to sum due to rounding.

Source: Turley Economics, 2024

Economic Output (GVA)

- 5.7 The operational phase of the Proposed Development will also make an ongoing contribution to economic output and productivity across the local and wider impact areas. Experian data³⁹ indicates that FTE workers employed in administrative & supportive services each generate c. £25,000 per annum in GVA, with those working in the education sector generating c. £58,000 of GVA per annum.
- 5.8 Applying the relevant GVA productivity measures to the employment effects presented above suggests that the Proposed Development will generate £1.1 million GVA annually within London, including £400,000 concentrated within Haringey. This is summarised in **Table 4.2** below.

Table 5.2: Operational Phase GVA

	Local Impact Area	Wider Impact Area
Net Additional Direct GVA (Annual)	£400,000	£1.1 million
Net Additional Indirect / Induced GVA (Annual)	£100,000	£1 million
Total Net Additional GVA (Annual)	£500,000	£2.1 million

Source: Turley Economics, 2024

³⁹ Experian (December 2023) Regional Market Forecasts Quarterly; analysis uses 2019-2023 average for direct jobs and an all-sector average for indirect/induced jobs.

Wage Expenditure

- 5.9 It is estimated that net direct wage expenditure benefits for Haringey residents employed in the new jobs created on-site could equate to £1.5 million per annum, with wages earned as a result of new indirect/induced jobs wage equating to a further c. £88,000⁴⁰. This therefore sums to a total local wage generation of c. £1.6 million per annum, supporting the local and wider economy through increased spending power in local shops and services.

Social Value

- 5.10 'Social value' refers to the effects that interventions have on the long-term wellbeing and resilience of individuals, communities and society as a whole.
- 5.11 Gaining stable and fulfilling employment has significant economic and wellbeing benefits for both individuals and society as a whole, and whether or not someone is in work is a major determinant of physical and mental health.
- 5.12 Research⁴¹ published by the Government's Office for Health Improvements and Disparities (OHID, formerly Public Health England) highlights that employment:
- Is generally the key means of obtaining adequate economic resources, which are essential for material wellbeing and full participation in society; and
 - Also meets important psycho-social needs in societies where employment is the norm and is central to individual identity, social roles and social status, with employment and socio-economic status being among the main drivers of health outcomes.
- 5.13 Whilst, conversely, unemployment:
- Causes the loss of regular income, the material and psychosocial impacts of which contributes to the link between unemployment and poor health;
 - Causes additional psychological stress related to status and self-esteem, identity and the loss of a core role in life, again impacting on health;
 - Is also associated with unhealthy behaviours, including increased smoking and alcohol consumption and decreased physical exercise; and
 - Can have effects beyond the individual directly affected, with evidence suggesting that financial difficulties or associated stress can increase the risk of poor mental health among the families of those who are unemployed.
- 5.14 The ONS regularly monitors national wellbeing, and their research⁴² highlights a correlation between unemployment and people's experiences of feelings of loneliness.

⁴⁰ ONS via Nomis (2023) Annual Survey of Hours and Earnings 2022. Wage estimates based on average wages in the Greater London for the industrial sectors and occupations supported by the proposed development.

⁴¹ Public Health England (2015) Local action on health inequalities: Increasing employment opportunities and improving workplace health

⁴² ONS (2021) – Opinions and Lifestyles Survey

Research indicates that higher unemployment rates in an area are linked to higher loneliness rates, and pose a real threat not only to people's economic means, but also their wider health and wellbeing and their relationships with others.

- 5.15 Key to social value generation during development and operation will be the creation of job opportunities for local people. As set out above, it is estimated that the Proposed Development will support an uplift of 40 FTE direct jobs for London residents. Furthermore, the proposed college will provide educational opportunities for up to 400 students, comprising school leavers through to adults. Thus, the proposals will enable Belmont College to provide significant local employment for Wood Green, as well as opening up educational opportunities for local people of a range of ages and stages in their career to gain qualifications or get upskilled.
- 5.16 Therefore, once complete, the Proposed Development will generate wide-ranging social value long into the future, making a lasting positive contribution to communities.
- 5.17 In addition, gaining the skills and work experience to support stable and fulfilling employment can have significant economic and wellbeing benefits for both individuals and society. This is exemplified by the fact that health expenditure on an unemployed person is estimated to be double the overall average expenditure per person; an individual's overall health and wellbeing – in terms of both physical mental health – is therefore strongly correlated with being in meaningful employment⁴³.
- 5.18 Furthermore, there is plenty of research which argues that, overall, education can contribute to improving different aspects of life, leading to better outcomes for individuals and society. The Organisation for Economic Co-Operation and Development (OECD) published a study⁴⁴ that showed to which extent education brings economic and social gains to individuals and the society as a whole. These included:
- **'Educational attainment is strongly linked to average earnings'**. In all countries, graduates of tertiary education earn more overall than upper secondary and post-secondary non-tertiary graduates – their earnings are 153% of the earnings of people at the lower level of education.
 - **'Education has a substantial impact on employment prospects'**. On average across OECD countries, close to 85% of the population with tertiary education is employed. This falls to just over 76% for people with upper secondary and post-secondary non-tertiary education and to just 56% for those without an upper secondary education.
 - **'The skills of a country's workforce provide a substantial advantage that can bring economic benefits over the long term'**.
 - **'Education can benefit people's physical and mental well-being'** by helping them choose healthier lifestyles, better manage illness and avoid conditions that could damage their health'. The effect can be direct, for example raising individual's

⁴³ Department for Work and Pensions (2010) The Department for Work and Pensions Social Cost-Benefit Analysis framework

⁴⁴ OECD (2010), Highlights from Education at a Glance 2010, OECD Publishing, Paris, https://doi.org/10.1787/eag_highlights-2010-en.

competencies, and indirect, for example raising income, which helps improve living conditions

- **‘Education can directly increase civic and social engagement** by providing people with relevant information and experience and by developing competencies, values and beliefs that encourage civic participation’.
- **‘Education can have a direct impact by helping individuals better understand and embrace the values of social cohesion and diversity’.** It can also work indirectly: People with higher levels of education are likely to live and work in environments in which crime and anti-social behaviour tend to be less frequent; the opposite is likely to be true for those with low levels of education.

5.19 As such, the Applicant recognises that there is a direct social value benefit from providing various educational opportunities in the borough, and that supporting Haringey’s Council to contribute to ‘Opportunity Haringey’ is fundamental towards maximising the Proposed Development’s social value; connecting educational training and skills with local opportunities is considered a key means of retaining and maximising local economic, social and environmental benefits.

6. Conclusion

- 6.1 This Economic Benefits Statement has been prepared by Turley Economics on behalf of Belmont College in support of a planning application to London Borough of Haringey Council for planning permission for the change of use of the building at 88-96 High Road, Wood Green, N22 6HE.
- 6.2 Planning and economic strategy, as expressed through national economic strategy, the London Plan 2021 and Haringey's Local Plan and published strategy documents, highlights the importance of growing Haringey and the wider London economy, population and workforce. The delivery of education and training-focussed development as proposed at 88-96 High Road, Wood Green is fundamental to reaching national, regional and local targets.
- 6.3 As new floorspace is occupied by the proposed college, this will provide permanent employment opportunities, boost productivity in the local economy and generate positive economic impacts that will therefore persist over a long period of time, providing tangible benefits for the workforce of Haringey and wider London.
- 6.4 This report's socio-economic baseline analysis highlighted that Haringey accommodates high proportions of working-age, economically active and employed people, as well as a relatively high number of residents working in the education sector and therefore would represent a suitable location for educational development.
- 6.5 The delivery of a new college will contribute to the vibrancy of the area, boosting the profile of the borough on a global stage and setting the conditions for further development in the area.
- 6.6 This report has considered the quantifiable economic impacts likely to be generated by redevelopment and operation of the Proposed Development, both locally within Haringey and across London. These economic impacts are summarised again below.
- 6.7 The operational phase of the Proposed Development is expected to result in the following quantifiable additional impacts:
- **40 gross direct FTE jobs** created on-site once operational. This includes 55-75 employee jobs (in a range of full and part-time roles and shift patterns) associated with the College.
 - **£2.1 million** GVA boost generated annually once operational, including **£500,000** per year concentrated locally in Haringey.
 - Annual wage expenditure of circa **£1.6 million per annum**.

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