

Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/484133/employment_density_guide_3rd_edition.pdf

Use Class	Sub-Category	Sub-Sector	Density (sqm)	Notes
B1a Offices	General Office	Corporate	13	NIA
		Professional Services	12	NIA
		Public Sector	12	NIA
		TMT	11	NIA
		Finance & Insurance	10	NIA
	Call Centres	8	NIA	
B1b	R&D Space		40-60	NIA - lower densities will be achieved in units
B1c	Light Industrial		47	NIA
B2	Manufacturing		33	GIA
B8	Storage & Distribution	National Distribution Centre	95	GEA
		Regional Distribution Centre	77	GEA
		'Final Mile' Distribution Centre	70	GEA
Mixed B Class	Small Business Workspace	Incubator	30-60	B1c, B2, B8 - Difference between 'planned'
		Maker Spaces	15-40	B1c, B8
		Studio	20-40	B1a - Difference between 'planned'
		Co-Working	10-15	B1a, b, c
	Managed Workspace	12-47		
B8 / Sui Generis	Data Centres	Wholesale	200-950	
		Wholesale Data site	440-1,400	
		Co-location Facility	180-540	
A1	Retail	High Street	15-20	NIA
		Foodstore	15-20	NIA
		Retail Warehouse	90	NIA
A2	Finance & Professional Services		14	NIA
A3	Restaurants & Cafes		15-20	NIA
C1	Hotels	Limited Service / Budget	1 per 5 beds	FTE per bed
		Mid-scale	1 per 3 beds	FTE per bed
		Upscale	1 per 2 beds	FTE per bed
		Luxury	1 per 1 bed	FTE per bed
D2	Fitness Centres	Budget	100	GIA
		Mid Market	65	GIA - gym types tend to separate between 40
		Family	200	GIA
	Cinema	30-300	200	GIA - this diversity of use
	Visitor & Cultural Attractions	30-300	70	GIA - cultural attraction sector potential range of 20-100sqm
	Entertainment Centres	70	70	GIA

Floorspace

	Option 1	Option 2	Option 3	Option 4
B8: Storage	-	20,584	-	20,584
D1: Non-residential	-		-	
B1: Business	-	4,100	1,600	4,100
B2: General Industry	-	35,945	-	35,945
Total	-	60,629	1,600	60,629

Gross jobs

	Option 1	Option 2	Option 3	Option 4
B8: Storage		321		321

	Option 2	Option 3	Option 4
Present Value Costs (including O&B)	49.2	6.8	85
Present Value Benefits			
Land Value Uplift	0.2	0	0.2
Wage premium	44.4	2.1	46.1
Distributional benefits ¹	14.3	0.7	14.8
Environmental benefits	3.4	1.1	3.8
Total benefits	62.3	3.9	64.9
NPPV	13.1	-2.9	-20.1
BCR (adjusted)	1.27	0.57	0.76

	Option 2	Option 3	Option 4
Present Value Costs (including O&B)	42,748,315	4,421,327	75,503,426
Present Value Benefits			
Land Value Uplift	142,561	4,060	146,762
Wage premium	78,777,071	6,536,605	81,098,435
Distributional benefits ¹	25,254,282	2,093,013	25,998,463
Environmental benefits	8,190,192	2,501,032	8,190,192
Total benefits	#####	11,134,710	#####
NPPV	69,615,791	6,713,383	39,930,426
BCR (adjusted)	2.63	2.52	1.53

		Option 2	Option 3	Option 4
A	Present Value Benefits ^[1]	87,109,824	9,041,697	89,435,389
B	Present Value Costs / (Surplus)*	42,748,315	4,421,327	75,503,426
C	Present Value of other quantified impacts	25,254,282	2,093,013	25,998,463
D	Net Present Public Value A-B & [A-B+C]	#####	4,620,370	#####
		#####	6,713,383	#####

E	'Initial' Benefit-Cost Ratio [A/B]	2.04	2.05	1.18
F	'Adjusted' Benefit-Cost Ratio [(A+C)/B]	2.63	2.52	1.53
G	Significant Non-monetised impacts	-	-	-
H	Value for Money (VfM) Category			
I	Switching Values and rationale for VfM category			
J	Financial Cost			
K	Risks			

Based on Green Book principles and Green Book Supplementary and Departmental guidance

[1]

Switching Benefits	1.0	1.0	1.0
Costs	1.0	1.0	1.0

	Option 2	Option 3	Option 4
% change in net additional benefits	-62%	-60%	-35%
% change in net cost	163%	152%	53%

Scenarios

- Scenario 1 20% lower wage premium
- Scenario 2 Exclude distributional impact
- Scenario 3 20% higher costs

	Option 2	Option 3	Option 4
Scenario 1	1.09	0.51	0.66
Scenario 2	0.98	0.47	0.59
Scenario 3	1.06	0.48	0.64

vFm - Jobs and GVA

	Option 2	Option 3	Option 4
Discounted public sector cost	49.2	6.8	85
Net additional jobs	1,881	145	1,881

Net additional annual GVA (£m)	£73	£6	£73
Cost effectiveness			
Cost per net additional job	26,152	47,009	45,182
BCR (GVA:economic cost)	1.5	0.8	0.9

Table 3: Carbon prices and sensitivities 2010-2100 for appraisal, 2017

	Traded			Non-traded		
	Low	Central	High	Low	Central	High
2010	14	14	14	29	59	88
2011	12	12	12	30	60	89
2012	6	6	6	30	60	91
2013	4	4	4	31	61	92
2014	5	5	5	31	62	93
2015	6	6	6	32	63	95
2016	4	4	4	32	64	96
2017	0	4	5	33	65	98
2018	0	4	7	33	66	99
2019	0	4	8	34	67	101
2020	0	5	10	34	68	102
2021	4	12	21	35	69	104
2022	8	20	32	35	70	106
2023	12	27	43	36	71	107
2024	16	34	54	36	73	109
2025	20	42	64	37	74	111
2026	23	49	75	37	75	112
2027	27	57	86	38	76	114
2028	31	64	97	39	77	116
2029	35	72	108	39	78	117
2030	40	79	119	40	79	119
2031	43	87	130	43	87	130
2032	47	94	141	47	94	141
2033	51	102	152	51	102	152
2034	54	109	163	54	109	163
2035	58	116	174	58	116	174
2036	62	124	186	62	124	186
2037	66	131	197	66	131	197
2038	69	138	208	69	138	208
2039	73	146	219	73	146	219
2040	77	153	230	77	153	230
2041	80	161	241	80	161	241
2042	84	168	252	84	168	252
2043	88	175	263	88	175	263
2044	91	183	274	91	183	274
2045	95	190	285	95	190	285
2046	99	197	296	99	197	296
2047	102	205	307	102	205	307
2048	106	212	318	106	212	318
2049	110	220	329	110	220	329
2050	113	227	340	113	227	340
2051	116	235	354	116	235	354
2052	119	243	367	119	243	367
2053	122	251	380	122	251	380
2054	124	258	393	124	258	393
2055	126	266	406	126	266	406

2056	129	274	419	129	274	419
2057	131	281	431	131	281	431
2058	133	288	444	133	288	444
2059	134	295	456	134	295	456
2060	136	302	468	136	302	468
2061	137	307	478	137	307	478
2062	138	313	488	138	313	488
2063	138	318	497	138	318	497
2064	139	322	506	139	322	506
2065	139	326	514	139	326	514
2066	139	330	522	139	330	522
2067	138	334	529	138	334	529
2068	138	337	535	138	337	535
2069	137	339	541	137	339	541
2070	137	342	546	137	342	546
2071	136	344	552	136	344	552
2072	135	346	556	135	346	556
2073	134	347	561	134	347	561
2074	132	348	564	132	348	564
2075	131	349	567	131	349	567
2076	129	349	569	129	349	569
2077	127	349	571	127	349	571
2078	126	349	572	126	349	572
2079	124	348	573	124	348	573
2080	121	347	572	121	347	572
2081	120	347	574	120	347	574
2082	118	346	574	118	346	574
2083	116	345	574	116	345	574
2084	113	344	574	113	344	574
2085	111	343	574	111	343	574
2086	109	341	572	109	341	572
2087	107	339	571	107	339	571
2088	104	337	569	104	337	569
2089	102	334	566	102	334	566
2090	100	332	564	100	332	564
2091	97	330	562	97	330	562
2092	95	328	560	95	328	560
2093	93	325	557	93	325	557
2094	90	322	554	90	322	554
2095	88	319	551	88	319	551
2096	85	316	547	85	316	547
2097	83	314	544	83	314	544
2098	81	310	540	81	310	540
2099	78	307	536	78	307	536
2100	76	304	532	76	304	532

Source: BEIS modelling

which can be downloaded from the Green Book supplementary guidance section of GOV.UK

For further details on carbon valuation, see:

<https://www.gov.uk/government/collections/carbon-valuation--2>

Median and mean weekly equivalised household incomes for working-age adults

Median - Before Housing Costs	£pw equivalised 2015/16 prices
Region/Country (3-year average)	
England	520
North East	467
North West	480
Yorkshire and the Humber	483
East Midlands	485
West Midlands	464
East of England	550
London	577
South East	586
South West	514
Wales	470
Scotland	510
Northern Ireland	450
All individuals⁴	514

Median - After Housing Costs	
Region/Country (3-year average)	
England	432
North East	397
North West	414
Yorkshire and the Humber	411
East Midlands	426
West Midlands	399
East of England	463
London	434
South East	486
South West	429
Wales	404
Scotland	445
Northern Ireland	401
All individuals⁴	431

Mean - Before Housing Costs	
Region/Country (3-year average)	
England	631
North East	531
North West	547
Yorkshire and the Humber	551
East Midlands	547
West Midlands	551
East of England	680
London	713
South East	760
South West	614
Wales	527
Scotland	591
Northern Ireland	502
All individuals⁴	619

Mean - After Housing Costs	
Region/Country (3-year average)	
England	536
North East	458
North West	472
Yorkshire and the Humber	481
East Midlands	476
West Midlands	476
East of England	586
London	565
South East	656
South West	524
Wales	462
Scotland	520
Northern Ireland	450
All individuals⁴	529

Mean - Before Housing Costs	£pw equivalised 2015/16 prices
Region/Country (3-year average)	
England	631
North East	531
North West	547
Yorkshire and the Humber	551
East Midlands	547
West Midlands	551
East of England	680
London	713
South East	760
South West	614
Wales	527
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All individuals⁴	619

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East of England	586
London	565
South East	656
South West	524
Wales	462
Scotland	520
Northern Ireland	450
All individuals⁴	529

2015/16	UK Quintile Medians £					
	1	2	3	4	5 Median	
BHC	244	363	481	638	946	481
Welfare Weights (power 1.3)						
	2.416	1.442	1.000	0.693	0.415	
	2.416					

2015/16	UK Quintile Medians £					
	1	2	3	4	5 Median	
AHC	169	292	413	565	873	413
Welfare Weights (power 1.3)						
	3.195	1.569	1.000	0.665	0.378	

BHC Net equivalised disposable household income						
Percentage of individuals						
Region/Cc	Bottom quintile	Second quintile	Middle quintile	Fourth quintile	Top quintile	All individual
						s (millions)
England	20	20	20	20	21	53.4
North E	23	22	23	19	13	2.6
North V	23	22	20	21	15	7.0
Yorkshi	23	22	21	20	15	5.3
East Mi	22	22	20	20	16	4.5
West M	25	22	19	19	15	5.6
East of	17	19	20	20	24	5.9
London	17	18	17	18	30	8.4
Inner	20	17	15	15	34	2.9
Oute	16	18	18	20	28	5.5
South E	15	16	19	21	28	8.7
South V	17	20	23	21	19	5.3
Wales	25	22	21	19	14	3.0
Scotland	19	20	20	21	19	5.2
Northern	25	23	21	19	12	1.8
All individ	20	20	20	20	20	64.0

AHC Net equivalised disposable household income						
Percentage of individuals						
Region/Cc	Bottom quintile	Second quintile	Middle quintile	Fourth quintile	Top quintile	All individual
						s (millions)
England	20	20	20	20	20	53.4
North E	21	23	22	20	14	2.6
North V	21	21	21	21	15	7.0
Yorkshi	21	21	21	21	16	5.3
East Mi	19	21	22	20	17	4.5
West M	22	23	20	19	16	5.6
East of	18	19	20	20	24	5.9
London	25	18	15	16	26	8.4
Inner	30	19	13	12	27	2.9
Oute	23	17	17	18	25	5.5
South E	17	16	19	21	27	8.7
South V	18	21	21	22	19	5.3
Wales	22	22	21	21	15	3.0
Scotland	17	20	21	22	20	5.2
Northern	19	24	23	21	13	1.8
All individ	20	20	20	20	20	64.0

BHC Percentage of Working Age Adults					
Region/Country (3-year average)					
England	18	16	19	22	25
North E	22	18	23	21	17
North V	21	18	19	23	19
Yorkshi	20	18	20	23	18
East Mi	20	18	19	23	20
West M	22	19	19	21	19
East of	15	15	19	22	29
London	15	15	16	19	35
Inner	18	14	13	16	39
Oute	14	15	17	21	33
South E	13	13	18	23	32
South V	15	17	22	24	22
Wales	23	18	21	21	17
Scotland	18	17	19	24	22
Northern	23	21	21	22	14
All workin	18	17	19	22	24

AHC Percentage of Working Age Adults					
Region/Country (3-year average)					
England	20	17	19	21	24
North E	22	18	21	21	17
North V	21	18	19	23	18
Yorkshi	21	17	20	23	18
East Mi	20	17	20	23	20
West M	22	20	19	20	19
East of	17	15	19	21	28
London	24	16	15	17	29
Inner	28	17	12	13	30
Oute	21	15	17	19	28
South E	16	14	18	22	31
South V	17	18	21	23	21
Wales	22	18	20	23	18
Scotland	18	16	20	23	23
Northern	19	21	23	23	15
All workin	19	17	19	21	23

25 22 21 19 14

Bottom Second Middle Fourth Top
Quintile Quintile Quintile Quintile Quintile

Wales	25%	22%	21%	19%	14%
Welfare W	2.416	1.442	1	0.693	0.415
	0.604	0.317	0.210	0.132	0.058
					1.321

32% welfare gain

Cambridge	East	£277	£229	£2,776	£2,727
Peterborough	East	£44	-£5	£238	£189
Nottingham	East Midlands	£43	£17	£238	£212
Leicester	East Midlands	£43	£17	£238	£212
Victoria	London			£35,504	£35,249
Croydon	London			£2,135	£1,880
Southwark	London			£18,364	£18,109
Harrow	London			£186	-£69
Newcastle-Tyne	North East	£18	£18	£175	£175
Middlesbrough	North East	£13	£13	£161	£161
Manchester	North West	£62	£41	£1,948	£1,926
Preston	North West	£33	£11	£178	£157
Southampton	South East	£43	-£48	£160	£69
Reading	South East	£666	£574	£3,687	£3,595
Bristol	South West	£69	£45	£1,844	£1,820
Exeter	South West	£48	£24	£499	£474
Birmingham	West Midlands	£65	£33	£1,948	£1,916
Coventry	West Midlands	£33	£2	£188	£157
Leeds	Yorkshire and Humber	£55	£36	£1,844	£1,825
Sheffield	Yorkshire and Humber	£23	£4	£238	£219

East	£ 67,000	£ 56,000	£ 60,000
East Midlands	£ 24,000	£ 19,000	£ 21,000
London	#####	£ 88,000	£ 89,000
North East	£ 32,000	£ 34,000	£ 33,000
North West	£ 34,000	£ 33,000	£ 33,000
South East	£ 96,000	£ 74,000	£ 81,000
South West	£ 51,000	£ 48,000	£ 49,000
West Midlands	£ 34,000	£ 31,000	£ 31,000
Yorkshire	£ 34,000	£ 32,000	£ 33,000
England e	£ 53,000	£ 46,000	£ 48,000
England n	£ 64,000	£ 52,000	£ 55,000

GVA (ONS, Per Worker, 2011)

Region	GVA
North East	£ 37,138
North West	£ 39,903
Yorkshire	£ 38,337
East Midlands	£ 37,909
West Midlands	£ 38,817
East of England	£ 42,522
London	£ 63,303
South East	£ 46,174
South West	£ 38,702

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£ 53,909 Cheshire E 65,489

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