

	Detail	2026	2027	2028
Additional FTE jobs	Tees Valley GVA per job £55,284 (Source: ONS, 2023)			
Construction FTE jobs	Tees Valley GVA per job £62,600 (Source: Lightcast, 2022)			
Additional overnight visitors (number)	See table below			
Additional day visitors (number)	See table below	11,015	11,026	11,037
Floorspace of new build (Sq.M.)	Employment Density Calculator.xlsx			
Land value uplift (Sq.M.)	VOA_land_values_2019(1).xlsx			

Tees Valley 2024	Spend per person per trip £
Overnight Visitors	£158.04
Day Visitors	£36.39

Source: STEAM, Global Tourism Solutions (UK) Ltd., TVCA

Note: In Option 10 low scenario additional day visitors are assumed to grow at half the 2025 UK growth rate of 0.2% i.e. 0.1% p.a. and maintain this level of increase in subsequent years.

	Detail	2026	2027	2028
Additional FTE jobs	Tees Valley GVA per job £55,284 (Source: ONS, 2023)			
Construction FTE jobs	Tees Valley GVA per job £62,600 (Source: Lightcast, 2022)			
Additional overnight visitors (number)	See table below			
Additional day visitors (number)	See table below	44,059	44,236	44,412
Floorspace of new build (Sq.M.)	Employment Density Calculator.xlsx			
Land value uplift (Sq.M.)	VOA_land_values_2019(1).xlsx			

Tees Valley 2024	Spend per person per trip £
Overnight Visitors	£158.04
Day Visitors	£36.39

Source: STEAM, Global Tourism Solutions (UK) Ltd., TVCA

Note: In Option 10 high scenario additional day visitors are assumed to grow at double the 2025 UK growth rate of 0.2% i.e. 0.4% p.a. and maintain this level of increase in subsequent years.

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	Total	
Discount factor	1	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767	0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687		
	2026	2027	2028																													
	2026/27	2027/28	2028/09																													
Costs																																
TVCA	433,334	433,333	433,333	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	1,300,000
Organisation A	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
Organisation B	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
Organisation C	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
Organisation D	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
Other (type in)	166,666	166,667	166,667																									500,000				
Total undiscounted costs	600,000	600,000	600,000	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	1,800,000
Total discounted costs	600,000	579,710	560,106	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	1,739,817
Total economic costs	600,000	579,710	560,106	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	1,739,817
Benefits																																
Additional FTE jobs (incl. multiplier)	390,000	390,000	390,000	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	1,170,000
Construction FTEs	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
Additional overnight visitors	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
Additional day visitors	284,660	284,944	285,228	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	854,832
Floorspace of new build																												0				
Land value uplift																												0				
Other																												0				
Total undiscounted benefits	674,660	674,944	675,228	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	2,024,832
Total discounted benefits	674,660	652,120	630,333	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	1,957,112
Total economic benefits	674,660	652,120	630,333	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	1,957,112
NPSV	217,295																															
BCR	1.12																															
GVA impact	1,957,112																															

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	Total	
Discount factor	1	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767	0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687		
	2026	2027	2028																													
	2026/27	2027/28	2028/09																													
Costs																																
TVCA	433,334	433,333	433,333	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	1,300,000
Organisation A	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
Organisation B	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
Organisation C	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
Organisation D	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
Other (type in)	166,666	166,667	166,667																									500,000				
Total undiscounted costs	600,000	600,000	600,000	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	1,800,000
Total discounted costs	600,000	579,710	560,106	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	1,739,817
Total economic costs	600,000	579,710	560,106	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	1,739,817
Benefits																																
Additional FTE jobs (incl. multiplier)	390,000	390,000	390,000	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	1,170,000
Construction FTEs	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
Additional overnight visitors	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
Additional day visitors	1,138,613	1,143,187	1,147,735	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	3,429,534
Floorspace of new build																												0				
Land value uplift																												0				
Other																												0				
Total undiscounted benefits	1,528,613	1,533,187	1,537,735	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	4,599,534
Total discounted benefits	1,528,613	1,481,340	1,435,492	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	4,445,444
Total economic benefits	1,528,613	1,481,340	1,435,492	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	4,445,444
NPSV	2,705,628																															
BCR	2.56																															
GVA impact	4,445,444																															

	Type of intervention			
	Business development & competitiveness	Regeneration through physical infrastructure	People and skills	All observations
Leakage	16.3%	14.1%	13.5%	15.8%
Displacement	19.5%	38.7%	17.9%	21.5%
Job multiplier	1.25	1.33	1.66	1.25

Optimism Bias - Recommended Adjustment Ranges

Project Type	Optimism Bias (%) ²			
	Works Duration		Capital Expenditure	
	Upper	Lower	Upper	Lower
Standard Buildings	4	1	24	2
Non-standard Buildings	39	2	51	4
Standard Civil Engineering	20	1	44	3
Non-standard Civil Engineering	25	3	66	6
Equipment/Development	54	10	200	10
Outsourcing	N/A	N/A	41*	0*

* The optimism bias for outsourcing projects is measured for operating expenditure.

Land value uplift		
	Site Value Per Sq.M. (GIA - Gross Internal	
Commercial : Out of Town/Business Park	including all Office Space Only Common Areas	
Middlesbrough	£27.98	£23.78
Darlington	£17.18	£14.60
Site Value Per Sq.M.		
Commercial : Edge of City Centre	including all Office Space Only Common Areas	
Middlesbrough	£210.65	£179.06
Darlington	£210.65	£179.06
Site Value Per Sq.M.		
Residential	Residential	Industrial
Darlington	£64.00	£17.50
Hartlepool	£62.00	£18.00
Middlesbrough	£60.00	£19.50
Redcar & Cleveland	£40.00	£15.00
Stockton-on-Tees	£60.00	£17.50

Employment density matrix

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 with higher provision of shared or communal spaces
B1c	Light Industrial		47	NIA
B2	Industrial & Manufacturing		38	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	B1a, B1b - the density will relate to balance between spaces, as the share of B1a increases so too will employment densities.
		Maker Spaces	15-40	B1c, B2, B8 - Difference between 'planned space' density and utilisation due to membership model
		Studio	20-40	B1c, B8
		Co-Working	10-15	B1a - Difference between 'planned space' density and utilisation due to membership model
		Managed Workspace	12-47	B1a, b, c
B8 / Sui Generis	Data Centres	Wholesale	200-950	
		Wholesale Dark 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		16	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 - both types tend to generate between 40-50 jobs per gym
		Family		
	Cinema		200	GIA
	Visitor & Cultural Attractions		30-300	The diversity of the cultural attraction sector means a very wide range exists
	Amusement & Entertainment Centres		70	Potential range of 20-100sqm

2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063

2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087

	Detail	2026	2027	2028
Additional FTE jobs	Tees Valley GVA per job £55,284 (Source: ONS, 2023)			
Construction FTE jobs	Tees Valley GVA per job £62,600 (Source: Lightcast, 2022)			
Additional overnight visitors (number)	See table below			
Additional day visitors (number)	See table below	22,030	22,073	22,118
Floorspace of new build (Sq.M.)	Employment Density Calculator.xlsx			
Land value uplift (Sq.M.)	VOA_land_values_2019(1).xlsx			

Tees Valley 2024	Spend per person per trip £
Overnight Visitors	£158.04
Day Visitors	£36.39

Source: STEAM, Global Tourism Solutions (UK) Ltd., TVCA

Notes: In Option 10 additional day visitors are assumed to match 2025 UK growth rate of 0.2% and maintain this level of increase in subsequent years. This represents a 5.0% improvement on the latest observed 4.8% decline. Baseline visitors at 11,014,826 for the year to date (Footfall report, December 2025). Option 5,6 and 7 assume stable visitor numbers going forwards. Option 5 annual wage bill £350k. Option 6 annual wage bill £390k (includes one additional public health outreach post). Option 7 annual wage bill £310k. Option 10 annual wage bill £390k (includes one additional health drop in post).

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	Total	
Discount factor	1	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767	0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687		
	2026	2027	2028																													
	2026/27	2027/28	2028/09																													
Costs																																
TVCA	433,334	433,333	433,333	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	1,300,000
Organisation A	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
Organisation B	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
Organisation C	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
Organisation D	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
Other (type in)	166,666	166,667	166,667																									500,000				
Total undiscounted costs	600,000	600,000	600,000	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	1,800,000
Total discounted costs	600,000	579,710	560,106	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	1,739,817
Total economic costs	600,000	579,710	560,106	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	1,739,817
Benefits																																
Additional FTE jobs (incl. multiplier)	390,000	390,000	390,000	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	1,170,000
Construction FTEs	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
Additional overnight visitors	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
Additional day visitors	569,319	570,430	571,593	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	1,711,343
Floorspace of new build																												0				
Land value uplift																												0				
Other																												0				
Total undiscounted benefits	959,319	960,430	961,593	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	2,881,343
Total discounted benefits	959,319	927,952	897,658	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	2,784,929
Total economic benefits	959,319	927,952	897,658	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	2,784,929
NPSV	1,045,112																															
BCR	1.60																															
GVA impact	2,784,929																															

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	Total	
Discount factor	1	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767	0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687		
	2026	2027	2028																													
	2026/27	2027/28	2028/09																													
Costs																																
TVCA	433,334	433,333	433,333	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	1,300,000
Organisation A	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
Organisation B	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
Organisation C	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
Organisation D	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
Other (type in)	166,666	166,667	166,667																									500,000				
Total undiscounted costs	600,000	600,000	600,000	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	1,800,000
Total discounted costs	600,000	579,710	560,106	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	1,739,817
Total economic costs	600,000	579,710	560,106	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	1,739,817
Benefits																																
Additional FTE jobs (incl. multiplier)	350,000	350,000	350,000	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	1,050,000
Construction FTEs	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
Additional overnight visitors	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
Additional day visitors	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
Floorspace of new build																												0				
Land value uplift																												0				
Other																												0				
Total undiscounted benefits	350,000	350,000	350,000	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	1,050,000
Total discounted benefits	350,000	338,164	326,729	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	1,014,893
Total economic benefits	350,000	338,164	326,729	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	1,014,893
NPSV	-724,924																															
BCR	0.58																															
GVA impact	1,014,893																															

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	Total	
Discount factor	1	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767	0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687		
	2026	2027	2028																													
	2026/27	2027/28	2028/09																													
Costs																																
TVCA	433,334	433,333	433,333	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	1,300,000
Organisation A	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
Organisation B	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
Organisation C	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
Organisation D	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
Other (type in)	166,666	166,667	166,667																									500,000				
Total undiscounted costs	600,000	600,000	600,000	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	1,800,000
Total discounted costs	600,000	579,710	560,106	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	1,739,817
Total economic costs	600,000	579,710	560,106	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	1,739,817
Benefits																																
Additional FTE jobs (incl. multiplier)	390,000	390,000	390,000	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	1,170,000
Construction FTEs	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
Additional overnight visitors	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
Additional day visitors	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
Floorspace of new build																												0				
Land value uplift																												0				
Other																												0				
Total undiscounted benefits	390,000	390,000	390,000	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	1,170,000
Total discounted benefits	390,000	376,812	364,069	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	1,130,881
Total economic benefits	390,000	376,812	364,069	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	1,130,881
NPSV	-608,936																															
BCR	0.65																															
GVA impact	1,130,881																															

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	Total	
Discount factor	1	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767	0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687		
	2026	2027	2028																													
	2026/27	2027/28	2028/09																													
Costs																																
TVCA	433,334	433,333	433,333	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	1,300,000
Organisation A	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
Organisation B	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
Organisation C	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
Organisation D	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
Other (type in)	166,666	166,667	166,667																									500,000				
Total undiscounted costs	600,000	600,000	600,000	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	1,800,000
Total discounted costs	600,000	579,710	560,106	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	1,739,817
Total economic costs	600,000	579,710	560,106	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	1,739,817
Benefits																																
Additional FTE jobs (incl. multiplier)	310,000	310,000	310,000	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	930,000
Construction FTEs	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
Additional overnight visitors	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
Additional day visitors	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
Floorspace of new build																												0				
Land value uplift																												0				
Other																												0				
Total undiscounted benefits	310,000	310,000	310,000	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	930,000
Total discounted benefits	310,000	299,517	289,388	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	898,905
Total economic benefits	310,000	299,517	289,388	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	898,905
NPSV	-840,911																															
BCR	0.52																															
GVA impact	898,905																															

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	Total		
Discount factor	1	0.9662	0.9335	0.9019	0.8714	0.8420	0.8135	0.7860	0.7594	0.7337	0.7089	0.6849	0.6618	0.6394	0.6178	0.5969	0.5767	0.5572	0.5384	0.5202	0.5026	0.4856	0.4692	0.4533	0.4380	0.4231	0.4088	0.3950	0.3817	0.3687			
	2026	2027	2028																														
	2026/27	2027/28	2028/09																														
Costs																																	
TVCA	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	
Organisation A	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	
Organisation B	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	
Organisation C	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	
Organisation D	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	
Other (type in)	0	0	0																														
Total undiscounted costs	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	
Total discounted costs	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	
Total economic costs	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	
Benefits																																	
Additional FTE jobs (incl. multiplier)	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	
Construction FTEs	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	
Additional overnight visitors	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
Additional day visitors	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
Floorspace of new build																																	
Land value uplift																																	
Other																																	
Total undiscounted benefits	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
Total discounted benefits	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
Total economic benefits	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
NPSV	0																																
BCR	#DIV/0!																																
GVA impact	0																																