



Tidbury Green, Solihull - Economic Benefits

A Final Report by Hatch
1 October 2020

Tidbury Green, Solihull

Socio-Economic Impact Assessment

Labour Supply Impacts



990-1,650

NEW HOMES DELIVERED



2,300 – 3,900

RESIDENTS ACCOMMODATED IN THE DEVELOPMENT



c. 1,100-1,900 ECONOMICALLY ACTIVE RESIDENTS

IN THE NEW DEVELOPMENT (THOSE IN WORK OR ACTIVELY SEEKING WORK)

HOUSEHOLD SPENDING



£9m-£15m in Solihull

ANNUAL HOUSEHOLD SPENDING IN THE LOCAL ECONOMY



The development would support the **continued viability** of local retail and other businesses in Solihull



COUNCIL TAX

This development would generate around

£1.4m-£2.3m

in annual council tax revenues to Solihull Borough Council

NEW HOMES BONUS

Supporting investment in local infrastructure and facilities

£7m-£12m

TO THE COUNCIL OVER A FOUR YEAR PERIOD THROUGH THE NEW HOMES BONUS SCHEME

EMPLOYMENT IMPACT



120 FTE Jobs & **£6m** in Gross Value Added

supported by the new local centre

- The development at Tidbury Green in Solihull will deliver between **990 and 1,650 new homes**, contributing towards the need for new housing in the area.
- These homes could accommodate around **2,300-3,900 residents**. Of these, **around 1,400-2,300 are likely to be of working age (16-64) and around 1,100 to 1,900 are likely to be economically active**, contributing to the growth of the local authority's labour supply.
- It is also estimated that around **520-870 residents would be higher skilled** (so employed as managers, directors, senior officials or in professional occupations).
- These residents' expenditure on food, retail and other household items will help to support employment in businesses across Solihull. It is estimated that **residents would spend between £9 and £15m per year in local businesses**.
- The development will deliver fiscal benefits for Solihull Borough Council through Council Tax and New Homes Bonus payments, which could then be reinvested in local services and projects. **Council Tax payments would be in the region of £1.4m-£2.3m per year**, based upon current levels. **New Homes Bonus payment is estimated to be around £6.9m-£11.5m to the Council over 4 years**. This is an indicative estimate, based upon the Local Authority achieving housing growth above its Band D equivalent baseline position.
- The local centre will provide an important source of services and employment for residents in the proposed development as well as across the Borough. It is estimated that **the local centre could support around 120 FTE jobs, and around £6m in Gross Value Added**.
- The investment into the construction of the proposed development would **support temporary construction employment during the build period of the development**. Local stakeholders and the developers can help to maximise local benefits during the construction phase through supporting interventions which lead to raising interest and awareness amongst local construction workers and contractors about employment and contracting opportunities.

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