Cotswold Canals Connected Impact Report

Update report by Peter Brett Associates (now part of Stantec): 2019

FINAL REPORT

On behalf of Stroud District Council

Project Ref: 47228/001 | Rev: B | Date: December 2019

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 5th Floor, Lomond House, 9 George Square, Glasgow G2 1DYG
T: +44 (0)141 352 2360 E: info.Glasgow@stantec.com

Document Control Sheet

Project Name: **Cotswold Canals Connected Impact Report**

Project Ref: **47228**

Report Title: **Final Report**

Doc Ref: **v2**

Date: **December 2019**

	Name	Position	Signature	Date
Prepared by:	Aaron Doige Emma Brown Steven Findlay	Intern Economist Principal Economist	AD EB SF	December 2019
Reviewed by:	Steven Findlay	Principal Economist	SF	December 2019
Approved by:	Nick Skelton	Director	NS	December 2019
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
1	October 2019	Draft	AD, EB, SF	SF	NS
2	December 2019	Final	AD, EB, SF	SF	NS

Contents

Figures

Tables

1 Introduction

1.1 Purpose

1.1.1 In August 2017, Peter Brett Associates LLP (PBA) submitted a report to Stroud District Council entitled *HLF Bid Theme 6 Support,* providing advice to the Council on its Round 1 application to the National Lottery Heritage Fund for funding to restore a 4-mile section of the Stroudwater Navigation between Saul Junction and Ocean Railway Bridge at Stonehouse.

1.1.2 The purpose of this report is to update and expand upon the 2017 report to support the planned Round 2 application, and to provide answers to the following questions:

- Based on economic and other indicators, how prosperous is Stroud District now?
- What has changed since the report that Peter Brett Associates produced for the 2017 Round 1 bid?
- What kinds of impacts on the District's prosperity is the completion of the canal likely to have and why?

1.2 Context

1.2.1 The District Council is currently reviewing the Local Plan and is proposing to extend it for the period 2020-2040. Documents prepared to date include:

- Issues and Options Paper (October 2017)
- Emerging Strategy Paper (November 2018)
- Draft Plan for Public Consultation (November 2019)

1.2.2 Initial draft documents have highlighted the role of the Cotswolds Canals in the District and the potential of the proposed scheme to deliver a reopened Stroudwater Canal from Saul Junction to Brimscombe Port. In the Draft Plan, Draft Site Allocation PS20 M5 Junction 13 additionally identifies the land required for the proposed canal scheme as part of a wider development:

"Land at M5 Junction 13 (in Eastington Parish), as identified on the policies map, is allocated for a strategic mixed use development, including 10 ha employment, sports stadium, sports pitches, canal and open space uses, together with strategic landscaping. Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements and how development will prioritise walking, cycling and public transport over the use of the private car. A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner."

1.2.3 This consultation document has currently little or no weight in terms of the determination of future planning applications. However it identifies the current direction of travel of the Council and if carried forward into the Pre-submission Draft Local Plan, scheduled for approval by September 2020, will have some weight in the planning context for the proposed scheme.

1.3 Report Structure

1.3.1 The report is structured as follows:

- **Section 2** provides **an economic baseline analysis** of current conditions and trends in Stroud District and in the canal corridor
- **Section 3** provides an **update on the 2017 PBA report,** summarising the significant changes that have taken place since its publication
- **Sections 4** provides an overview of Creative Sustainability CIC's **target audience groups**, examining how many individuals fall into each of these groups in Stroud, and how this differs from the national average
- **Section 5** provides an update to our **economic impact analysis**, setting out in more detail the workings behind our assessment of the economic impacts of increased walking, running and cycling activities, and an additional analysis of the land value uplift implications of the canal corridor restoration
- **Section 6 concludes**, by building on the evidence of the report, to provide a clear, evidence-based response to the three questions above.

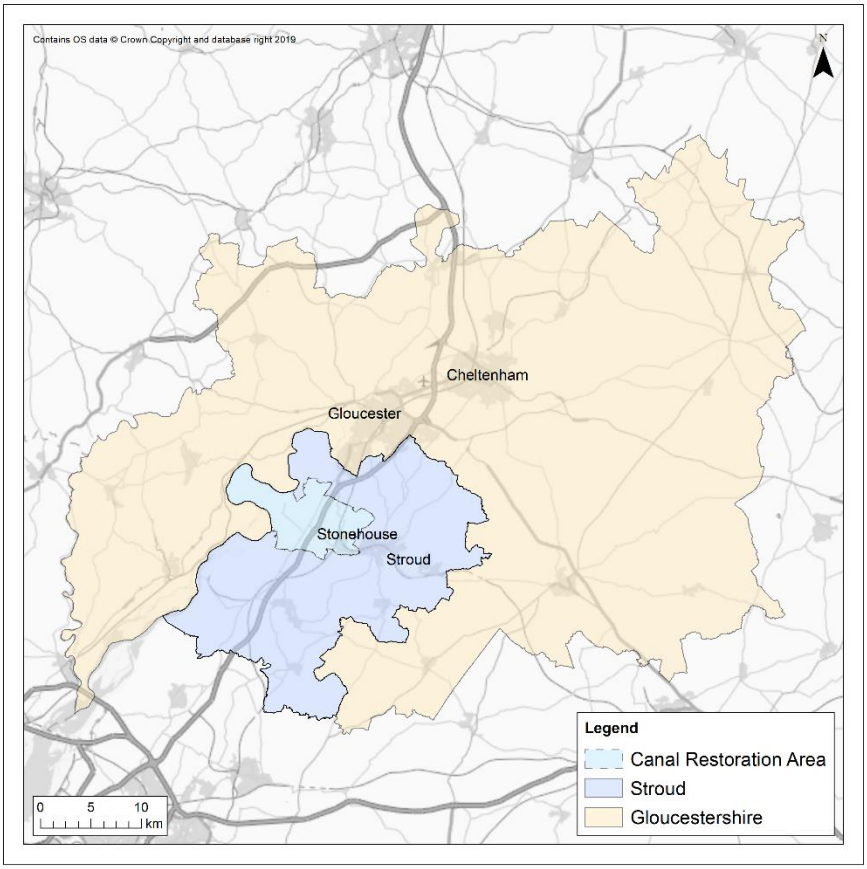
2 Economic Baseline Analysis

2.1 Introduction

2.1.1 This section provides an overview of current demographic, economic and labour market conditions in the Canal Phase 1B Upgrade Corridor[1] (referred to hereafter for brevity as after as the Canal Restoration Corridor) and Stroud District; how these are changing; and how these compare to trends across Gloucestershire and England as a whole. The Canal Restoration Corridor is represented in **Figure 2.1** below.

2.1.2 Having an understanding of these baseline conditions will be beneficial both in terms of informing the design of the project, to ensure that it reflects local needs, and in developing an evaluation framework and set of performance metrics that will enable the project's impact to be assessed in future.

Figure 2.1: Canal Restoration Corridor



Source: Stantec (2019)

[1] For the purpose of this analysis, we have defined the Canal Phase 1B Upgrade Corridor as consisting of the Stroud 003A, 003B and 003C Lower Layer Super Output Areas and the Stroud 005 Middle Layer Super Output Area. Where detailed data is not available for the LSOA's and MSOA, Stroud District has been used. These are compared against Gloucestershire and England providing wider context.

2.2 Demographic Trends

Population

2.2.1 ONS population estimates for 2017 (**Table 2.1**) show that an estimated 13,579 people live on the Canal Restoration Corridor, equivalent to 11% of Stroud District's population. Stroud District (118,200) in turn makes up 19% of Gloucestershire (627,600), with Gloucestershire contributing 1% of England's total population (55,628,600).

Table 2.1: Population

	Canal Restoration Corridor [2]	Stroud District	Gloucestershire	England
2017	13,579	118,200	627,600	55,628,600

Source: ONS population estimates (2018)

2.2.2 Over the 10yr period of 2008-2018 (**Table 2.2**), population growth in Stroud increased at a marginally slower rate (7%, or 0.68% per annum) than that of Gloucestershire and England (both 8%, or 0.77% per annum). While ONS does not publish directly comparable figures for the Canal Corridor area, figures for the period between 2011-2017 suggest that the population of this area grew more slowly over this period, at a rate of 0.54% per annum.

2.2.3 Population projections for the next ten years (2018-2028) show that the populations of Stroud and Gloucestershire are both projected to rise by a further 7% over this period, while the population of England as a whole is only expected to rise by 5%.

Table 2.2: Population Projections

	Comparators		
	Stroud District	**Gloucestershire**	**England**
2008	111,400	587,600	51,815,900
2018	119,000	633,600	55,977,200
2028	127,800	675,300	59,043,500
% change			
2008-2018	7%	8%	8%
2018-2028	7%	7%	5%

Source: ONS population estimates 2016-based subnational population projections (2019)

[2] As figures for 2018 are not yet published at a SOA level, this figure is an estimate based on applying the four-year average population growth rate in this area to the published 2017 figure.

Age Profile

2.2.4 **Table 2.3** below shows that Stroud's population is older that the Gloucestershire and England average, with 22% of the district's population aged 65 or above (compared to 21% in Gloucestershire and 18% in England). It also shows that proportion of Canal Restoration Corridor residents aged 65 or older is below the Stroud and Gloucestershire averages, but still above the average for England as a whole.

Table 2.3: Population Age Profile

	Canal Restoration Corridor	Stroud District	Gloucestershire	England
0-15 population	19%	18%	18%	19%
16-64 population	61%	60%	61%	63%
65 + population	20%	22%	21%	18%

Source: ONS population estimates - local authority based by five-year age band (2018)

2.3 The Labour Market

Economic Activity

2.3.1 The economic activity rate measures the proportion of the 16-64 year old population that are either employed or are actively seeking employment. The latest available statistics (**Table 2.4**) indicate that between April 2018 and March 2019, 87% of the Stroud population were economically active, a figure that is higher than that report in both Gloucestershire (83%) and across England as a whole (79%).

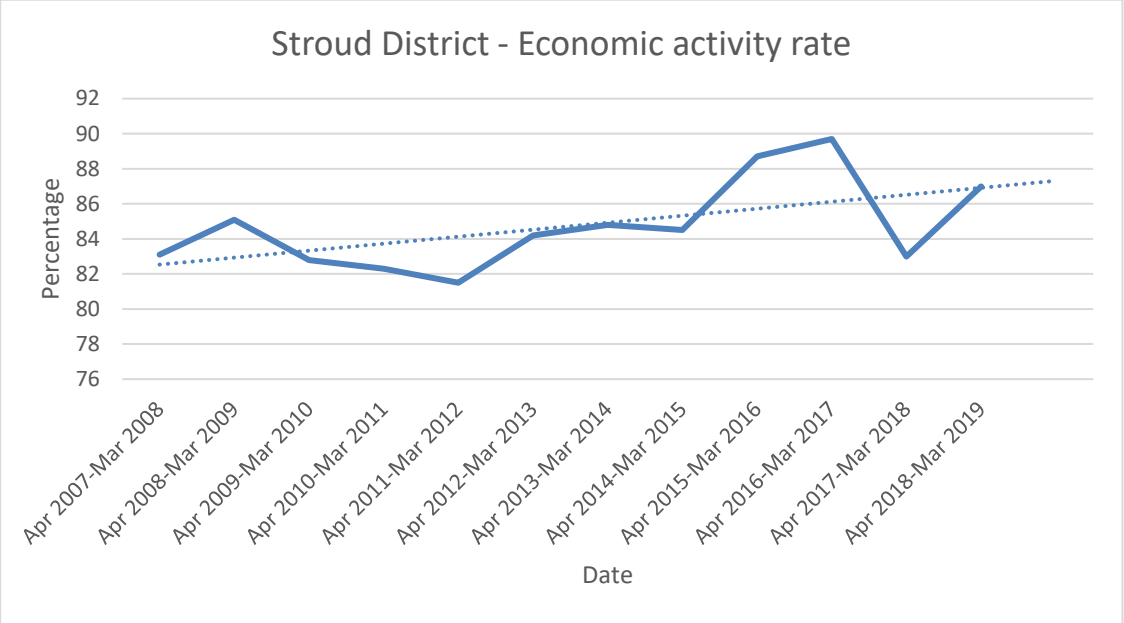
Table 2.4: Economic Activity

	Comparators		
	Stroud District	**Gloucestershire**	**England**
Economically active population	62,100	314,800	27,414,100
Economically Active %	87%	83%	79%
Economically Inactive %	13%	17%	21%

Source: ONS Annual Population Survey - April 2018 to March 2019 (2019)

2.3.2 A review of the economic activity rate (16-64yrs) from April 2007 to March 2019 (**Figure 2.2**) shows some significant fluctuations in the economic activity rate. It should be noted that these figures are survey driven and may therefore be influenced by sampling errors. However, these figures appear to indicate a clear long-term upward trend in economic activity rates.

Figure 2.2: Economic Activity – Stroud District



*aged 16-64yrs as a percentage
Source: ONS annual population survey - April 2007 to March 2019 (2019)

Employment, unemployment and inactivity

2.3.3 As can been seen in **Table 2.5** below, in April 2018 to March 2019, Stroud District had an employment rate of 85%. This is 3% above that for Gloucestershire and 9% above England.

2.3.4 Unemployment in Stroud and Gloucestershire (both 2%) are both below the average for England as a whole (4%)

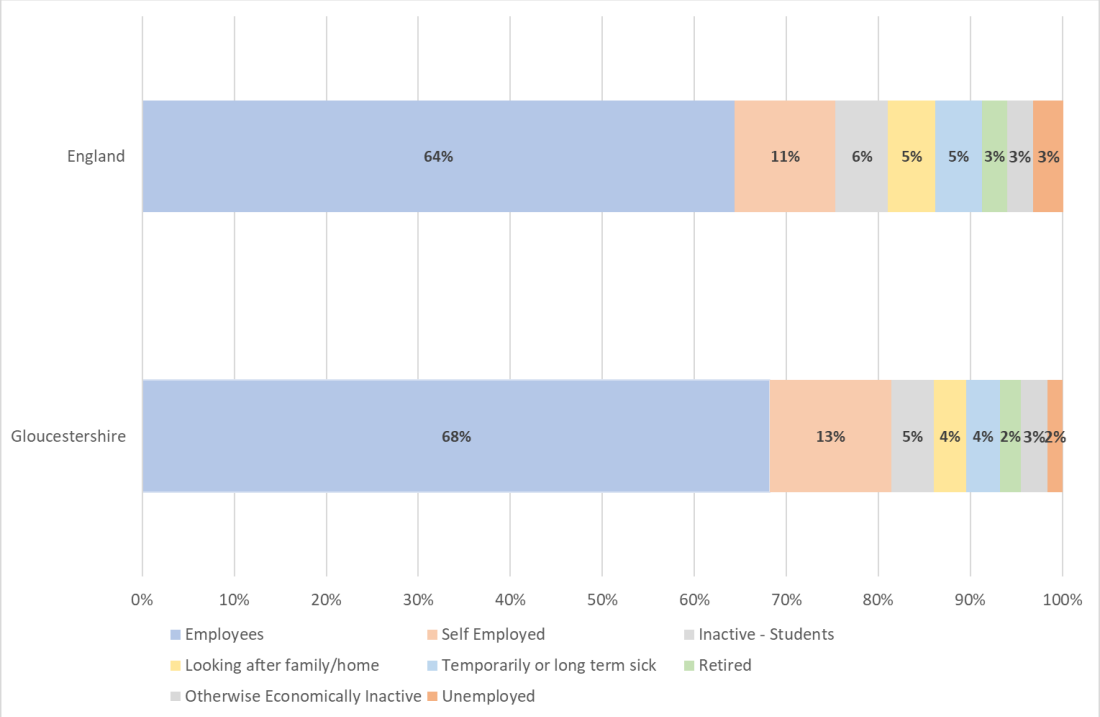
Table 2.5: Economic Activity by Type

	Comparators		
	Stroud District	**Gloucestershire**	**England**
%			
Employment rate - aged 16-64	85%	82%	76%
Unemployment rate - aged 16-64	2%	2%	4%
Inactivity rate – aged 16-64	13%	17%	21%

Source: ONS annual population survey - April 2018 to March 2019 (2019)

2.3.5 The figure below provides a breakdown of the types of activity that people aged 16-64 in Gloucestershire and England engage in (these figures are not all available at a district level). It shows that a higher proportion of Gloucestershire's 16-64 year olds are employees, and are self-employed, while a lower proportion are students, sick, looking after the family/home and retired.

Figure 2.3: Breakdown of activities of the 16-64 Year Old Population



2.4 Employment Structure

Occupational Profile

2.4.1 Stroud District has a higher than average proportion of its workforce employed (**Table 2.6**) in administrative and secretarial occupations (13%) compared to Gloucestershire and England (11% and 10% respectively). It also has higher employment shares in caring, leisure and other service occupations (12%) compared to Gloucestershire and England (8% and 9% respectively). In contrast, the proportion of those employed as managers, directors and senior officials (8%) and process, plant and machine operatives (4%) is lower.

2.4.2 The District is otherwise comparable to Gloucestershire and England with the leading occupational profile being professional occupations (17%) and associate professional and technical occupations (17%).

Table 2.6: Occupational Profile

Occupational Profile	Comparators		
	Stroud District	Gloucestershire	England
Managers, directors and senior officials	8%	12%	11%
Professional occupations	17%	19%	21%
Associate professional and technical occupations	17%	14%	15%
Administrative and secretarial occupations	13%	11%	10%
Skilled trades occupations	11%	11%	10%
Caring, leisure and other service occupations	12%	8%	9%
Sales and customer service occupations	8%	8%	7%
Process, plant and machine operatives	4%	6%	6%
Elementary occupations	10%	11%	10%

Source: ONS annual population survey - April 2018 to March 2019 (2019)

Sectoral profile

2.4.3 The sectoral profile of Stroud and the Canal Corridor also differ from the Gloucestershire and England averages (**Table 2.7**), with the area's workforce more likely to be employed in manufacturing and construction occupations, and less likely to be employed in public sector or professional services roles.

Table 2.7: Industries of Employment

Industry of Employment	Study Area	Comparator		
	Canal Restoration Corridor	Stroud District	Gloucestershire	England
Agriculture, forestry, fishing, extractive industries, mining, utilities and water (SIC sections A, B, D & E)	0%	3%	2%	2%
Manufacturing (SIC section C)	35%	20%	12%	8%
Construction (SIC section F)	10%	7%	6%	5%
Wholesale and retail trade; repair of motor vehicles and motorcycles (SIC section G)	9%	14%	15%	15%
Transportation and storage (SIC section H)	4%	3%	3%	5%
Accommodation and food service activities (SIC section I)	4%	9%	9%	7%
IT, Finance, Real Estate and Professional Services (SIC sections J, K, L & M)	10%	13%	19%	19%
Public administration, education & health (SIC sections N, O, P & Q)	27%	28%	32%	35%
R: Arts, entertainment, recreation and other service activities (SIC sections R&S)	2%	4%	3%	5%

Source: Business Register and Employment Survey (2017)

Job Density

2.4.4 Jobs density is defined as the number of jobs in an area divided by the resident population aged 16-64yrs in that area. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64yrs.

2.4.5 In 2017, Stroud had a job density of 0.85[3], marginally below the figures for Gloucestershire (0.88) and England (0.87).

2.5 Earnings

2.5.1 In 2018, average gross weekly pay in Stroud was £546.60, significantly below the England average of £574.90.

2.5.2 Between 2008 and 2018, earnings in Stroud grew by 8%, against significantly below the average growth rate for England as a whole of 19%.

[3] Source: ONS jobs density (2017)

Table 2.8: Average Earnings Levels and Growth Rates

	Comparators		
	Stroud District	**Gloucestershire**	**England**
Average earnings, 2008	£504.20	£479.70	£484.50
Average earnings, 2018	£546.60	£555.90	£574.90
% change	8%	16%	19%

Source: Annual Survey of Hours and Earnings (2018)

2.6 Gross Value Added (GVA)

2.6.1 GVA is the measure of the value of goods and services produced in an area, industry or sector of an economy, and is broadly equivalent to both:

- the total value of all sales made in an area minus the total cost associated with those sales
- the combined earnings of the local workforce plus the combined profits of the local business base

2.6.2 While local area GVA data is only currently available up to 2016, this data shows that Stroud's economy is currently worth in the region of £3 bn, and is growing at a rate that is comparable to the England average (though more slowly than Gloucestershire as a whole).

Table 2.9: GVA Levels and Growth Rates

	Comparators		
	Stroud District	**Gloucestershire**	**England**
GVA, 2006	£2.1 bn	£18.2 bn	£1.1 tn
GVA, 2016	£2.9 bn	£25.5 bn	£1.5 tn
% change	36%	41%	35%

Source: Regional Gross Value Added (Balanced) by Local Authority in the UK

GVA per head of population

2.6.3 Despite Stroud's above average employment rate, the District has a lower GVA per head of population than the Gloucestershire and England averages, although this gap is narrowing slightly. This suggests that a high proportion of the area's workforce are employed in less productive areas of economic activity, although the situation is improving.

Table 2.10: GVA Per Capita Levels and Growth Rates

	Comparators		
	Stroud District	**Gloucestershire**	**England**
2006	£19,272	£21,718	£21,773
2016	£24,653	£28,343	£27,108
% change	28%	31%	25%

Source: Regional Gross Value Added (Balanced) by Local Authority in the UK

GVA per working age adult

2.6.4 One explanatory factor for this difference is the fact that the dependency ratio (the ratio between the number of non-working age adults to working age adults in a community) is higher in Stroud than the England average, on account of its proportionately higher 65 + population.

2.6.5 After correcting for this, by using working age population as the denominator, it can be shown that the productivity gap in the area is not as significant as the above figures suggest, though the GVA per working age adult figure in Stroud is still lower than the England and Gloucestershire averages.

Table 2.11: GVA Per Working Age Adult

	Comparators		
	Stroud District	**Gloucestershire**	**England**
2006	£30,670	£33,987	£33,516
2016	£40,998	£46,248	£42,983
% change	34%	31%	25%

Source: Stantec, based on Regional Gross Value Added (Balanced) by Local Authority in the UK and ONS population estimates - local authority based by five-year age band (2018)

Conclusions

This economic baseline review has found that:

- Stroud is experiencing a more rapid rate of population growth than England as a whole, and housing sites need to be opened up to accommodate this growth
- Stroud has proportionately fewer working age adults than the England average, and this is placing a constraint on its economic performance
- The canal corridor is more attractive to working age adults and to households with children than the District average
- Despite its higher than average employment rate, the Stroud economy is less productive than the average for England as a whole, with lower average earnings and more limited opportunities for work in professional occupations and private sector roles

Based on these observations, it can be concluded that any policies that can attract talent and knowledge intensive jobs to the area, either through opening up new sites for housing and commercial development, or by positioning the district as an attractive and healthy place to live and work, will help the area to overcome its productivity gap and lift average earnings closer to the national average.

A strong argument can be put forward in favour of the canal restoration project within this context, and there is a strong rationale for including indicators around productivity, earnings and demographic composition as performance metrics in the application.

3 Update of 2017 Report

3.1 Introduction

3.1.1 This chapter provides an update to the information presented in sections 2,3 and 4 of the 2017 PBA report.

3.2 Local Policy

3.2.1 The local policy landscape within which the canal restoration will be delivered has remained broadly unchanged since 2017, and the key policy documents are still the Stroud District Local Plan (2015), the Stroud Neighbourhood Plan (2016) and the Eastington Neighbourhood Development Plan (2016). We summarise how the project supports the delivery of each of these plans in the table below.

Table 3.1 Policy Compliance

Document	Policy	Description
Stroud District Local Plan (2015)	Accessible Communities (S01)	Several housing sites will be enabled by canal restoration, as identified in the Local Plan.
	Local Economy and Jobs (S02)	Development of a number of employment sites will be enabled by canal restoration, in addition to potential smaller scale enterprises from activity stimulated by restoration (e.g. cafes, bike hires, etc.)
	Town Centres and Rural Hinterlands (SO3)	The canal will support urban centre regeneration and tourism. It will link population centres and draw rural & urban communities together to promote an integrated local tourism offer.
	Transport and Travel (SO4)	Canal restoration is a key priority, noting the potential to reduce car journeys and to integrate housing and employment localities.
	Climate Change and environmental limits (SO5)	Sustainable housing locations will be attributable to the canal restoration. Future sites may utilise the canal as an integrated SuDs measure. It promotes the reuse of brownfield land.
	District's Distinctive Qualities (SO6)	Canal restoration will directly influence brownfield sites in the canal corridor. It will also support rural stewardship programmes.
	Site Allocation policies	The canal will support development of some of the allocations West of Stonehouse, thereby supporting affordable housing provision (30%), providing key services (education, etc.), employment opportunities, and improved strategic transport infrastructure.
Stroud Neighbourhood Plan (2016)	Retail and Social (AP2)	A restored canal and points of access to town centre will increase footfall to Stroud and impact the vitality of shopping districts. Increased confidence will help develop a more diversified town centre with varied accommodation, social and cultural enterprises to cater for a variety of canal users.
	Access and Movement (AP3)	Improved towpaths and integrated walking/cycle routes and PROW will improve accessibility between the town centre and canal.
	Green space, amenity space and setting (AP5a-5b)	Canal restoration will directly impact local green spaces (Wallbridge, in particular and Capel's Mill area), creating amenity spaces along the canal embankment.
	Affordable Housing (NP7)	Where sites come forward as a result of the value and infrastructure enhancement from canal restoration, opportunities for local affordable housing will also be enabled. This is particularly the case on brownfield sites.

Document	Policy	Description
	Canal Basin Site (ZP2b)	Canal restoration is a prerequisite for the redevelopment of the canal basin site (Lower Wallbridge).
Eastington Neighbourhood Development Plan (2016)	Protect and Enhance Biodiversity and the Natural Environment (EP2)	Canal restoration will enable creation of a green linear corridor including: associated woodland replanting; promotion and conservation of historic rural character; creation of new public access & open green spaces; and enhanced habitats/orchards.
	Restoration and development of the canal corridor (EP3)	This is an explicit objective, with a focus on linking footpaths to the canal, creation of green recreational spaces, and adequate parking.

3.3 Tourism Baseline

Overnight trips

3.3.1 The latest statistics from VisitEngland (covering the period from 2015-2017) show significant increases in the numbers of domestic overnight trips made to Stroud (up 15% on the 2013-15 figure reported in 2017), the number of nights they stayed for (also up 15%), and their total visitor spend (up 64%).

3.3.2 These growth rates are significantly higher than those experienced across England as a whole, where the number of domestic overnight trips grew by 3%, total visitor nights grew by 2% and total visitor spend grew by 2%. They also occur over a period when visitor trips to the rest of Gloucestershire have been on a downward trajectory.

3.3.3 One possible explanation for this increase is the rapid emergence of online private holiday letting platforms such as Airbnb over this period, which is likely to have had a disproportionate impact on areas with strong visitor appeal, but limited hotel capacity such as the Cotswolds.

3.3.4 At the time of reporting, the website listed 306 properties in the Stroud area and, while we have been unable to establish how many local properties were listed on the site in 2015, we note that the number of Airbnb hosts registered in Bristol increased by 69% between 2015 and 2017[4].

[4] Source: http://insideairbnb.com/get-the-data.html. 1,334 hosts were listed at 31st December 2015, while 2,260 were listed by 31st December 2017.

Table 3.2 Total Visitor Trips to Stroud, Gloucestershire and England

	2013/15	2015/17	% change
Domestic Overnight Trips (thousands)			
Stroud	197	226	15%
Gloucestershire	1,611	1,574	-2%
England	99,028	102,078	3%
Total Nights Spent by Domestic Overnight Visitors (thousands)			
Stroud	555	641	15%
Gloucestershire	4,162	3,865	-7%
England	289,850	295,560	2%
Spend (£million)			
Stroud	22	36	64%
Gloucestershire	269	266	-1%
England	18,788	19,086	2%

Source: Visit Britain Statistics, 2017.

Day Trips

3.3.5 Stroud has also been more successful in attracting day visitors over this period than the County-wide and national averages, with visitor numbers rising by 44% and spend rising by 57%. This significant upward trend is likely to put pressure on Stroud town centre, and there will be a requirement to spread the benefits of this growth to other parts of the district through interventions such as the restoration of the Stonehouse to Saul Junction section of the canal.

Table 3.3 Day Visits to Stroud and England

	2013/15	2015/17	% change
Visits			
Stroud	2.26 million	3.27 million	44%
Gloucestershire	274,320	295,680	8%
England	1.42 billion	1.45 billion	3%
Spend			
Stroud	£74 million	£116 million	57%
Gloucestershire	£276 million	£303 million	10%
England	£48.4 billion	£50.3 billion	4%

Source: Visit Britain Statistics, 2017.

Water Based Tourism

3.3.6 Since our last report, the number of people using the canal for passenger trips has increased by 8.7%. Again, this growth could lead to constraints on the existing canal infrastructure, and could be used as evidence to support the case for restoring new sections of canal.

3.3.7 The Trust does not appear to have been as successful as it could have been in encouraging these new passengers to make use of the visitor centre, and the number of visits made to the centre has fallen slightly over this period.

Table 3.4 Participation in Water Based Tourism

	2016/17	2018/19	% change
Trip boat passenger numbers	3,820	4,151	8.7%
Visitor centre numbers	16,838	16,555	- 1.7%

Source: Cotswold Canals Trust, 2019

Conclusions

- Stroud's tourism economy has performed well in recent years, with the numbers of day visitors and overnight visitors, and the value of visitor spend attracted all outperforming the Gloucestershire and England averages.
- Part of this growth may be attributable to the rise of online holiday letting platforms such as Airbnb, which have helped the area to address the challenge of limited accommodation supply identified in our 2017 report
- This rapid growth could place additional pressures on Stroud town centre, and it would be beneficial if the benefits of these additional tourist could be spread across the district through initiatives such as the canal corridor restoration
- This increase in visitor numbers has contributed to a rise in demand for water based tourism in the area, with the number of passenger boat trips on the canal rising by 8.7%. This growth will place a constraint of the existing canal infrastructure, and investments in restoring further sections of the canal corridor may be necessary in order to sustain this growth.
- Stroud's economic development policy landscape has not changed markedly since we reported in 2017, and a strong strategic case can still be made in favour of the project.

4 Additional Analysis on Audience Groups

4.1 Introduction

4.1.1 In September 2017, the Canals & River Trust published the findings into a major study into the economic impacts of waterways on the wellbeing of communities[5].

4.1.2 This research identified the significant physical and mental health benefits associated with access to waterways, finding that waterway users exercised almost twice as often as non-users; provided evidence of the positive impacts of accessing waterways on individuals experiencing anxiety and depression; and noted the significant impacts that waterways can have on community engagement, broadening opportunities and inclusivity; community safety, education; skills & lifelong learning; economic growth; regeneration and development. However, the research noted that young people and people from BAME communities were proportionately far less likely to utilise waterway assets than other population groups.

4.1.3 Creative Sustainability CIC is a Stroud based community interest company which aims to encourage community togetherness; extend local resilience; advance local sustainable development; develop environmental and sustainability skills, knowledge and understanding; and explore, extend and empower personal, social and environmental responsibility.

4.1.4 It works with local people, community groups and businesses, making sure everyone who wants to can take part in the canal restoration so that the it is inclusive, community-led and benefits local people and communities, wildlife and heritage. It targets its support towards disadvantaged children & young people; disadvantaged adults; people with mental and physical health issues; teenagers, 18-30 year olds and people aged 66 or over; schools; BAME communities; lottery players and people with special interests in heritage, nature and sport; and enterprises in the canal corridor.

4.1.5 This section of the report provides details of the size of each of these audience groups, and how they differ from those across England as a whole.

4.2 Disadvantaged Children and Young People

Disabled children and young people

4.2.1 Data from DWP show that there were 575 children aged under 16 who were in receipt of disability living allowance in Stroud in November 2018 (2.7% of all people in this cohort), including 85 children who live in the Canal regeneration corridor (3.4%). These figures are slightly below the 3.8% England average.

Children excluded from education

4.2.2 Figures from the Department of Education show that school pupils in Gloucestershire are marginally more likely to experience a permanent exclusion from school, but also marginally less likely to experience a fixed term exclusion.

[5] *Waterways & Wellbeing, Building the Evidence Base – First Outcomes Report*

Table 4.1: Permanent and Fixed Period Exclusions From State Funded Schools

	No. of permanent exclusions	Permanent exclusions per 10,000 pupils	No. of pupils receiving 1 or more fixed period exclusions	Pupils receiving fixed period exclusions per 10,000 pupils
State Funded Primary				
Gloucestershire	22	5	260	54
England	1,210	3	29,236	62
State Funded Secondary				
Gloucestershire	100	26	1,524	400
England	6,612	20	153,479	471

Source: Department for Education, 2017/18

4.3 Disadvantaged Adults

Addiction

4.3.1 According to figures from Public Health England[6], 1,926 admissions were made to Stroud hospitals for alcohol related conditions in 2017/18, equivalent to 1,520 admissions per 100,000 population, a figure that is below the England average of 2,224[7]. However, the same figures also show that the number of admissions of people aged under 18 for alcohol specific conditions in Stroud (25, or 35 per 100,000 population) was marginally above the England average (33 per 100,000 population).

Table 4.2: Alcohol Related Hospital Admissions, 2017/18

	Stroud (number)	Stroud (per 100,000)	England (per 100,000)
Admissions for alcohol related conditions (broad definition)	1,926	1,520	2,224
Admissions for alcohol related conditions (narrow definition)	656	533	632
Admissions of people aged under 18 for alcohol specific conditions	25	35	33

Source: Public Health England

4.3.2 While no comparable figures for Stroud are available on drug related admissions, figures for Gloucestershire show a lower rate of diagnosis for drug related mental health and behavioural disorders than the England average, but a higher rate of poisoning by illicit drugs.

[6] https://fingertips.phe.org.uk/profile/local-alcohol-profiles/

[7] These figures are based on the broad definition of an alcohol related condition, and includes, for example, admissions where the treatment may cost more because of the part alcohol plays but the treatment itself does not specifically address the alcohol related condition.

Table 4.3: Drug Related Hospital Admissions, 2016/17

	Gloucestershire (number)	Gloucestershire (per 100,000)	England (per 100,000)
Primary diagnosis of drug related mental health and behavioural disorders	58	10	13
Primary or secondary diagnosis of drug related mental health and behavioural disorders	738	127	149
Primary diagnosis of poisoning by illicit drugs	160	27	25

Source: NHS Digital

Disability

4.3.3 The latest ONS local area statistics show that in November 2018 there were 2,195 people claiming disability living allowance in Stroud District, including 340 people who live in the Canal Regeneration Corridor. Over 80% of claimants in both areas had been in receipt of this benefit for 5 years or more, while approximately 1/3 were aged 70 or over.

Table 4.4: Disability Living Allowance Claimants by Age and Duration

Age	Canal regeneration corridor	Stroud	Duration	Canal regeneration corridor	Stroud
Under 16	85	575	Less than 12 months	25	115
16-24	10	90	1-2 years	10	60
25-49	50	300	2-5 years	20	170
50-59	35	245	5 years and over	285	1,850
60-69	40	270	Male	190	1,135
70 and over	120	715	Female	150	1,060
Total	**340**	**2,195**	**Total**	**340**	**2,195**

Source: Department of Work and Pensions

Long term unemployment

4.3.4 According to the latest figures from DWP[8], 30 Stroud residents have been claiming job seekers allowance for 6 months or more (equivalent to 4.2 per 10,000 adults), and 20 who had been claiming for 1 year or more (2.8 per 10,000 adults). These figures are substantially lower than the England averages of 37.8 and 33.3 respectively.

[8] JSA Claimant Statistics, sourced from www.nomisweb.co.uk

Homelessness

4.3.5 According to most recent figures[9], there were 4 people sleeping rough in Stroud in 2018, all of whom were male UK nationals aged 26 and over. This figure equates to 0.6 people per 1,000 households, a figure significantly below the England average of 2.0.

4.3.6 Further recent evidence from MHCLG[10] shows that, in December 2018, there were 11 households living in temporary accommodation in Stroud, including 3 households with children. These include 7 households in bed & breakfast hotels, 3 in nightly paid privately managed accommodation[11], and 1 in private sector accommodation leased by the local authority or by a registered provider. A further 9 Stroud residents were housed in temporary accommodation in another local authority district.

4.4 People with Mental and Physical Health Issues

4.4.1 According to latest figures from DWP, 60 people in Stroud received either incapacity benefit or severe disablement allowance in Stroud (8.4 per 10,000 working age adults). 25 of these were receiving their benefit due to a mental health issue (3.5 per 10,000 working age adults). These proportions are below the England averages of 12.2 and 4.7 respectively.

4.5 Target Age Group

4.5.1 According to latest ONS estimates, young adults (age 13-18) account for a significantly lower proportion of the Stroud and Canal Restoration Corridor populations than the English average, while older people (age 66+) account for a higher population share.

Table 4.5: Population Share by Age Cohort (2017)

	Canal Restoration Corridor		Stroud		England	
	Count	**%**	**Count**	**%**	**Count**	**%**
Young adults 18 to 30	1,765	13%	14,480	12%	9,410,811	17%
Teenagers age 13 to 18	1,075	8%	8,182	7%	3,680,172	7%
Older people aged 66 +	2,584	19%	24,729	21%	9,471,893	17%

Source: ONS Population Estimates

[9] MHCLG Rough Sleeping in England Street Councils, 2018

[10] Source: MHCLG Temporary Accommodation Statistics

[11] All of the households with children fall into this category

4.7 People and Community Groups Living in Target Areas

Rural areas

4.7.1 According to figures from the 2011 Census, 29% of residents of Stroud District live in rural areas (defined as small towns, villages, hamlets and isolated dwellings), compared to 18% of the population of England as a whole.

Areas of deprivation

4.7.2 The 2015 Index of Multiple Deprivation provides an overall deprivation score for 32,844 small areas across the UK (known as 'super output areas') based on a range of income, employment, health, education, crime, housing and environmental indicators, including for 8 areas in the canal restoration corridor, and 69 areas across Stroud as a whole.

4.7.3 This showed that none of the areas in the Canal Restoration Corridor fell into the 25% of most deprives areas in England, while only 2 areas in Stroud district (Stroud 11F - Woodfield, Cam and Stroud 14D - Dursley, Cam) did so.

Table 4.6: Number and % of Super Output Areas in England's Most Deprived Quartile

	Number of SOAs	% of SOAs
Canal Restoration Area	0	0%
Stroud	2	3%
England	8,211	25%

Source: 2015 Index of Multiple Deprivation

4.8 Education Groups

4.8.1 There are 10 schools situated along the Phase 1B Canal Restoration Corridor, including five state funded infant, junior or primary schools, 1 state funded secondary school, 2 special schools and 2 independent schools. Together, they provide teaching to 2,330 pupils.

Table 4.7: Number of Enrolled School Pupils Along Canal Corridor

School	Roll
State Funded Infant/Junior/Primary Schools (5)	**802**
Lakefield C of E Primary School	202
Whitminster	113
Eastington Primary School	139
Park Junior School	166
Stonehouse Park Infant School	182
State Funded Secondary Schools (1)	**580**
Maidenhill School	580
Special Schools (2)	**159**
The Shrubberies School	124
William Morris Camphill Community	35
Independent Schools (2)	**789**
Hopelands Preparatory School	77
Wycliffe College	712
All Schools (10)	**2,330**

Source: Gloucestershire Schools Census 2018, Ofsted

4.9 Black, Asian & Minority Ethnic Communities

According to figures from the 2011 Census, 2.3% of the population of the Canal Restoration Corridor and 2.1% of the population of Stroud District identified themselves as belonging to a Black, Asian or minority ethnic group[12].

[12] This includes all respondents who identified themselves as 'Mixed multiple ethnic groups', 'Asian/Asian British', 'Black/African/Caribbean/Black British' and 'Other ethnic group'

4.11 People with Young Children Living in the Canal Corridor

4.11.1 At the time of the last Census in 2011, there were 1,497 households with dependent children living in the canal corridor area (equivalent to 28% of all households in the area), including 248 single parent households (5% of households). These figures are only slightly lower than the average for England as a whole, where 29% of households have dependent children, and 7% of households are lone parent households.

Table 4.8: Dependent and Lone Parent Households as % of All Households

	Canal Corridor	Stroud	Gloucestershire	England
Number of households with dependent children	1,497	13,167	68,457	6,423,941
% of households with dependent children	28%	28%	27%	29%
Number of single parent households	248	2,292	13,130	1,573,255
% of households that are single parent households	5%	5%	5%	7%

Source: Census, 2011

4.12 Lottery Players

4.12.1 According to figures from the Gambling Commission, the proportion of the population who played the National Lottery has fallen significantly over the past four years, from 38% in 2014 to 27% in 2018. We have not been able to identify any local breakdowns of participation rates.

4.13 People with Specialist Interests in Heritage, Nature and Sport

Heritage

4.13.1 According to data from English Heritage, 84% of South West adults participate in have visited a heritage site in the past 12 months, a figure significantly above the 73% English average. However, only 76% of people from the region's lower socio-economic groups, and only 61% of the region's BAME community have done so.

4.14 Enterprise in the Canal Corridor

4.14.1 In 2018, there were 6,695 organisations employing at least 1 person operating in Stroud district, 13% more than was the case in 2010. This is a significantly lower rate of increase than the 24% increase experienced across England as a whole.

4.14.2 Organisations in Stroud are more likely to be sole traders than the English average (17% of all organisations locally, compared to 14% nationally) or to be Partnerships (9% vs 6%), and less likely to be registered companies (67% vs 74%). The proportion of organisations that are either public sector or not for profit is the same in both Stroud and across the UK at 7%.

4.14.3 Organisations in Stroud are marginally more likely to be micro organisations employing 9 people or fewer (86.2% vs 84.7%), and marginally less like to be medium to large organisations employing 50 staff or more (2.1% vs 3.0%)

4.14.4 While the two sectors with the largest number of employers in Stroud are the same as they are in England (construction and professional services), there is a significantly higher

proportion of Stroud employers in the agriculture, forestry & fishing sector (8% of employers in Stroud vs 4% across England), and fewer employers in the retail sector (7.8% of Stroud employers vs an English average of 9.4%.

Conclusion

- Waterways can have significant positive impacts on society, and are linked with increased exercise and improved mental health and physical activity. There is also evidence to suggest a link between the presence of waterways, and community engagement, broadening opportunities and inclusivity; community safety, education; skills & lifelong learning; economic growth; regeneration and development.

- However, there is evidence to suggest that, across England as a whole, young people and people from BAME communities are significantly less likely to use waterway infrastructure than other population groups.

- Our research has found that there are proportionately more children excluded from school, and more people under the age of 18 admitted to hospital due to alcohol abuse in Stroud than across the rest of the UK, indicating that it is right for Creative Sustainability CIC to be targeting its support towards these groups.

- The research also found that 18-30 year olds account for a significantly lower share of the population in Stroud than across the UK as a whole, and that Creative Sustainability CIC is right to be engaging in projects to help retain these individuals in the local community.

5 Economic Impact Analysis

5.1 Summary of Impacts

5.1.1 This section sets out the workings from our assessment of the health benefits associated with increased walking, running and cycling activity along the canal corridor. It also presents the findings of our analysis of the land value uplift impacts of the canal restoration, which was not reported in 2017, but has now been added to reflect recent changes to HM Treasury's *Green Book* appraisal guidance. We summarise our findings for Phase 1B of the project below:

Table 5.1: Summary of Project Impacts – Phase 1B

Phase 1B Summary	Indicator	Phase 1B Key Benefits
Quality of Life	New Canal Users (visits)	630 boat; 230 trail boats; 100,000 informal visitors; 5,500 canoeists and kayakers, 22,400 overnight visitors, and 6,200 anglers.
	Benefits of land-based activities (visits)	8,800 additional walkers; 7,130 cyclists; and 2,400 runners. Monetised health benefits from walking at £1.41m per annum and cycling c. £1.73m per year (combined impact of £3.14m per year). Further modal shift benefits of £2.76 million as a result of people moving from motorised transport to walking, running and cycling[13]. Combined benefit of 5.90 million
Benefits to the local community resulting from environmental improvements	Training and apprenticeships	8 trainees supported, a value of over £100k. The value of work delivered by local contractors would support 1 apprenticeship for canal-based work and 10 in attributable construction.
	Volunteering	Increase of 1,700 youth volunteer hours per year.
	Education	Potential to engage 15,000 secondary school pupils in Gloucester and Stroud in outdoor skills and learning.
	Housing and Population	88 net construction jobs supported ▪ £9.4m GVA Council Tax expenditure of £719k annually. Total retained resident retail expenditure of £2.2m per annum ▪ 17 retail jobs supported ▪ £1.5m GVA per annum 0.66% increase in affordable housing provision. Improved Dependency Ratio by 0.7%. Additional disposable income along Phase 1B: £5.4m.
Drivers for Micro-level prosperity	Increased canal user expenditure	Canal side uses (café + bike or boat hire) support at least 13 FTEs ▪ Over £1m GVA to the local economy. £1.5m spend per annum. ▪ 20 tourism jobs supported in Stroud ▪ £0.67m GVA annually.

[13] This figure includes reduced congestion, infrastructure cost savings, reduced accident rate, improved air quality, and reduced noise and greenhouse gas emissions)

5.1.2 We summarise the cumulative impacts across all project phases below:

Table 5.2: Summary of Cumulative Impacts Across all Project Phases

Cumulative Summary	Indicator	Outcome
Quality of Life	New Canal Users (visits)	It is estimated that the canal corridor will see 1,300 boat visits per year, 500 trail boats, 250,000 informal visitors, over 12,000 canoeists and kayakers, 76,000 overnight visitors, and 12,400 anglers.
	Benefits of land-based activities (visits)	c. 22,000 additional walkers; 17,800 cyclists and 6,000 runners. Monetised health benefits from walking at £3.52m per annum, and cycling c. £4.34m per year (combined impact of £7.86m per year). Further modal shift benefits of £6.89 million as a result of people moving from motorised transport to walking, running and cycling[14]. Combined benefit of £14.75 million
Benefits to the local community resulting from environmental improvements	Training and apprenticeships	Expenditure on the canal restoration and attributable housing construction could support 84 trainees, a value of over £1m. The value of work delivered by local contractors would support 1 apprenticeship for canal-based work and 10 in attributable construction. There will be additional opportunities to build on partnerships with WRG, the Royal Agricultural University, University of Gloucestershire and South Gloucestershire & Stroud College, to build the skills profile of local people and to help people gain skills with an employability focus.
	Volunteering	Increased opportunities for existing and future volunteers for a variety of skilled, semi-skilled and unskilled tasks. There is an opportunity to capitalise on youth volunteering: there is potential to capture an estimated 1,700 youth volunteer hours annually (an increase of between 4% in existing volunteer hours) within the canal corridor;
	Education	Potential to reach some 15,000 secondary school pupils in Gloucester and Stroud to support STEM education. Outdoor learning opportunities for primary and secondary pupils offered by the canal can enhance learning outcomes. Continued partnerships with local employability organisations, youth groups and local businesses and charities will support skills development.
	Housing and Population	Attributable housing in the District will increase by 2.0% in Phase 1A and 0.66% in Phase 1B. An increase in family housing attributable to the canal and economically active persons will decrease the dependency ratio by 2% in Phase 1A and 0.7% in Phase 1B.
Drivers for Micro-level prosperity	Increased canal user expenditure	Additional spend in the local area estimated at between £5.0 and £5.6m spend per annum from canal users in the local economy. Around 100 tourism jobs supported, generating over £3.0m per year in GVA.
Land value uplift	Conversion of agricultural land to housing land	An uplift of £84.188 million

[14] This figure includes reduced congestion, infrastructure cost savings, reduced accident rate, improved air quality, and reduced noise and greenhouse gas emissions)

5.2 Health Benefits from Increased Walking, Running & Cycling

5.2.1 We estimate that the Phase 1B extension to the canal corridor will encourage 11,200 extra walkers per year, and 7,130 extra cyclists per year to use the canal towpath. We believe that this increase in towpath usage will help to generate an additional £3.1 million of health benefits. We show the workings behind this calculation in the table below.

Table 5.3: Economic Impact of Increased Walking, Running and Cycling, Phase 1B

Calculation stage	Walkers & Runners	Cyclists	All users	Sources
A. Number of additional people exercising	11,200	7,130	18,330	Stantec assumption - assumes a 25% increase on current use
B. Mortality rate under 'no exercise' scenario	0.223%	0.223%	-	World Health Organisation
C. Number of deaths under 'no exercise' scenario	24.987	15.907	40.893	= A x B
D. Reduction in risk associated with 'full fitness' scenario	11%	22%	-	Stantec calculation using data from National Transport Survey, and various assumptions around distance walked by users
E. Potential lives saved	2.865	3.526	6.391	= C x D
F. Value of each preventable casualty	£1,640,134	£1,640,134	-	DfT Transport Analysis Guidance
G. Reduced Mortality Benefits associated with having full fitness	£4,699,689	£5,782,901	£10,482,590	= E x F
H. Years of additional continuous exercise needed to achieve full fitness	3.33	3.33	-	Stantec calculation. Assumes 5 years needed to achieve full fitness, adjusted to account for levels of fitness that users may already have
I. Health benefit	£1,409,874	£1,734,884	£3,144,758	=G x H

5.2.3 We estimate that combined impact of all project phases will be to encourage 27,989 extra walkers per year, and 17,834 extra cyclists per year to use the canal towpath. We believe that this increase in towpath usage will help to generate an additional £7.9 million of health benefits. We show the workings behind this calculation in the table below.

Table 5.4: Economic Impact of Increased Walking, Running and Cycling, Full Restoration

Calculation stage	Walkers & Runners	Cyclists	All users	Sources
A. Number of additional people exercising	27,989	17,834	45,823	Stantec assumption - assumes a 25% increase on current use
B. Mortality rate under 'no exercise' scenario	0.223%	0.223%	-	World Health Organisation
C. Number of deaths under 'no exercise' scenario	62.442	39.787	102.228	= A x B
D. Reduction in risk associated with 'full fitness' scenario	11%	22%	-	Stantec calculation using data from National Transport Survey, and various assumptions around distance walked by users
E. Potential lives saved	7.161	8.819	15.980	= C x D
F. Value of each preventable casualty	£1,640,134	£1,640,134	-	DfT Transport Analysis Guidance
G. Reduced Mortality Benefits associated with having full fitness	£11,744,607	£14,464,551	£26,209,158	= E x F
H. Years of additional continuous exercise needed to achieve full fitness	3.33	3.33	-	Stantec calculation. Assumes 5 years needed to achieve full fitness, adjusted to account for levels of fitness that users may already have
I. Health benefit	£3,523,300	£4,339,400	£7,862,700	=G x H

5.3 Land Value Uplift Assessment

5.3.1 We estimate that Phase 1B of the development will add £28.1 million to local land values, while the project as a whole will add £73.6 million

Table 5.5: Assessment of the Land Value Uplift Impacts of the Development of the Canal Corridor

Indicator	Phase 1B	Full Project	Source
A. Number of additional houses to be developed along the canal corridor	450	1,181	PBA, 2017
B. Average UK plot size (m2)	275.6	275.6	MHCLG English Housing Survey *
C. Total area of land to be developed for housing (ha)	12.4	32.5	= A x B
D. Average cost per ha of housing land	£2,285,000	£2,285,000	MHCLG Land Value Estimates for Policy Appraisal 2017 **
E. Average cost per ha of agricultural land	£22,250	£22,250	MHCLG Land Value Estimates for Policy Appraisal 2017 **
F. Land value uplift per ha	£2,262,750	£2,262,750	= D - E
G. Total land value uplift	£28,062,626	£73,648,802	= C x F

* As referenced in https://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2019-04-05/241489/
'** as referenced in https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-201

Conclusion

- We estimate that the Phase 1B extension to the canal corridor will encourage 11,200 extra walkers per year, and 7,130 extra cyclists per year to use the canal towpath. We believe that this increase in towpath usage will help to generate an additional £3.1 million of health benefits.
- We estimate that combined impact of all project phases will be to encourage 27,989 extra walkers per year, and 17,834 extra cyclists per year to use the canal towpath. We believe that this increase in towpath usage will help to generate an additional £7.9 million of health benefits.
- We estimate that Phase 1B of the development will add £28.1 million to local land values, while the project as a whole will add £73.6 million
- All other impacts remain unchanged on those referenced in our 2017 report.

6 Conclusions

6.1.1 The following conclusions can be drawn from the preceding analysis:

6.2 Economic Baseline Analysis

6.2.1 The economic baseline review has found that:

- Stroud is experiencing a more rapid rate of population growth than England as a whole, and housing sites need to be opened up to accommodate this growth
- Stroud has proportionately fewer working age adults than the England average, and this is placing a constraint on its economic performance
- The canal corridor is more attractive to working age adults and to households with children than the District average
- Despite its higher than average employment rate, the Stroud economy is less productive than the average for England as a whole, with lower average earnings and more limited opportunities for work in professional occupations and private sector roles

6.2.2 Based on these observations, it can be concluded that any policies that can attract talent and knowledge intensive jobs to the area, either through opening up new sites for housing and commercial development, or by positioning the district as an attracting and healthy place to live and work, will help the area to overcome its productivity gap and lift average earnings closer to the national average.

6.2.3 A strong argument can be put forward in favour of the canal restoration project within this context, and there is a strong rationale for including indicators around productivity, earnings and demographic composition as performance metrics in your application.

6.3 Update of 2017 Report

6.3.1 Stroud's tourism economy has performed well in recent years, with the numbers of day visitors and overnight visitors, and the value of visitor spend attracted all outperforming the Gloucestershire and England averages.

6.3.2 Part of this growth may be attributable to the rise of online holiday letting platforms such as Airbnb, which have helped the area to address the challenge of limited accommodation supply identified in our 2017 report

6.3.3 This rapid growth could place additional pressures on Stroud town centre, and it would be beneficial if the benefits of these additional tourist could be spread across the district through initiatives such as the canal corridor restoration

6.3.4 This increase in visitor numbers has contributed to a rise in demand for water based tourism in the area, with the number of passenger boat trips on the canal rising by 8.7%. This growth will place a constraint of the existing canal infrastructure, and investments in restoring further sections of the canal corridor may be necessary in order to sustain this growth.

6.3.5 Stroud's economic development policy landscape has not changed markedly since we reported in 2017, and a strong strategic case can still be made in favour of the project.

6.4 Additional Analysis on Audience Groups

6.4.1 Waterways can have significant positive impacts on society, and are lined with increased exercise and improved mental health and physical activity. There is also evidence to suggest a link between the presence of waterways, and community engagement, broadening opportunities and inclusivity; community safety, education; skills & lifelong learning; economic growth; regeneration and development.

6.4.2 However, there is evidence to suggest that, across England as a whole, young people and people from BAME communities are significantly less likely to use waterway infrastructure than other population groups.

6.4.3 Our research has found that there are proportionately more children excluded from school, and more people under the age of 18 admitted to hospital due to alcohol abuse in Stroud than across the rest of the UK, indicating that it is right for Creative Sustainability CIC to be targeting its support towards these groups.

6.4.4 The research also found that 18-30 year olds account for a significantly lower share of the population in Stroud than across the UK as a whole, and that Creative Sustainability CIC is right to be engaging in projects to help retain these individuals in the local community.

6.5 Summary of Economic Impacts

6.5.1 We estimate that the Phase 1B extension to the canal corridor will encourage 11,200 extra walkers per year, and 7,130 extra cyclists per year to use the canal towpath. We believe that this increase in towpath usage will help to generate an additional £3.1 million of health benefits.

6.5.2 We estimate that combined impact of all project phases will be to encourage 27,989 extra walkers per year, and 17,834 extra cyclists per year to use the canal towpath. We believe that this increase in towpath usage will help to generate an additional £7.9 million of health benefits.

6.5.3 We estimate that Phase 1B of the development will add £28.1 million to local land values, while the project as a whole will add £73.6 million

All other impacts remain unchanged on those referenced in our 2017 report.