

RESI: Residential Economic and Social Impact

A new tool helps appraise the social infrastructure impact of proposed residential developments.

A shortage of affordable housing and the effect of new developments on local services is a dilemma of real concern for many local authorities, who must manage these competing demands.

RESI is a new proprietary tool developed by our social analysts and economists to assess the additional burden of new residential developments on local services, as well as the tax receipt benefits of new homes and the temporary employment supported by their construction.

The tool supports local authorities to objectively engage with developers on scheme impact issues, address increases in demand before they're realised and manage local opposition to strategically important schemes.

£590M

**school investment
identified for
Constellation Partnership**



Proactive social provision plans



RESI – the Residential Economic and Social Impact Tool – supports the early planning process by informing developers, local authorities and house builders of the likely increase in demand for education, healthcare, utilities and transport generated by major housing developments.

Assessing the additional demand created by large housing schemes for school places, General Practitioners and public recreation space is a vital early consideration in residential developments.

RESI combines planning guidance, census data and information from the Department for Education and the NHS to model the likely increase in demand for schools and GPs generated by a large housing development. In addition, it reports on the power, water, waste, transport demand and the associated environmental impact.

As well as considering the additional burden on local services, the tool also calculates the counteracting economic benefits to local authorities that major housing schemes can deliver. These take the form of temporary economic uplift from major local construction work on both the housing and social infrastructure, as well as the permanent increases in council tax receipts for the council.

Access to this information at an early stage in the development process opens dialogue between local authorities, developers, house builders and the local community. When centered on objective, verifiable data, these conversations can lead towards consensus on funding models and delivery of new services into developments. This often results in cost savings for all, while helping to deliver the social infrastructure required as a result of a major development.

RESI has enabled local authorities to:

- **Identify additional demand** on schools, GPs and utilities at an early stage, allowing new service provision to be delivered in parallel with housing developments, rather than in response to them
- **Discuss funding options** with residential developers in an objective manner, including Section 106 and Community Infrastructure Levies, and facilities within developments
- **Engage with local opposition** to strategically important schemes to allay concerns about service decline
- Understand the likely increase in **council tax revenue** from the housing delivered.
- Understand the scale of **temporary employment impacts** from the construction of the housing and of new or expanded schools.



HS2 delivers 85,000 homes to Crewe

Opportunity

The Constellation Partnership is an ambitious strategy to deliver long-term economic growth across south Cheshire, Staffordshire and Stoke-on-Trent by capitalising on the opportunity offered by the arrival of High Speed Two into Crewe. The Partnership proposes to deliver 85,000 homes, substantially increasing demand for schools and GPs in the largely rural area.

Solution

We assessed the likely increase in demand for school places and primary healthcare using RESI, combining demographic data with project specific information to assess the likely population increase from the net additional homes in the area, the impact this is likely to have on demand for primary and secondary school places and on demand for primary healthcare. The high level cost of delivering this additional infrastructure was also assessed to enable the social infrastructure required to be included in designs for the Constellation Partnership strategy.

Outcome

The study found that the 85,000 new homes would generate demand for 64 new primary schools and 9 new secondary schools at a cost of approximately £590m. Demand for an additional 27 new GP surgeries would also be required, costing approximately £31m. The study team then incorporates this social infrastructure into the overall strategy for the Constellation Partnership. The team identified locations for each school and GP surgery to provide efficiency and reduce costs as much as was practical. Thanks to the use of RESI, the social infrastructure required by the Constellation Partnership was added to the scheme design and will be delivered as a central part of the overall project.

Project

Constellation Partnership

Location

Cheshire and Staffordshire

Client

Constellation Partnership

Expertise

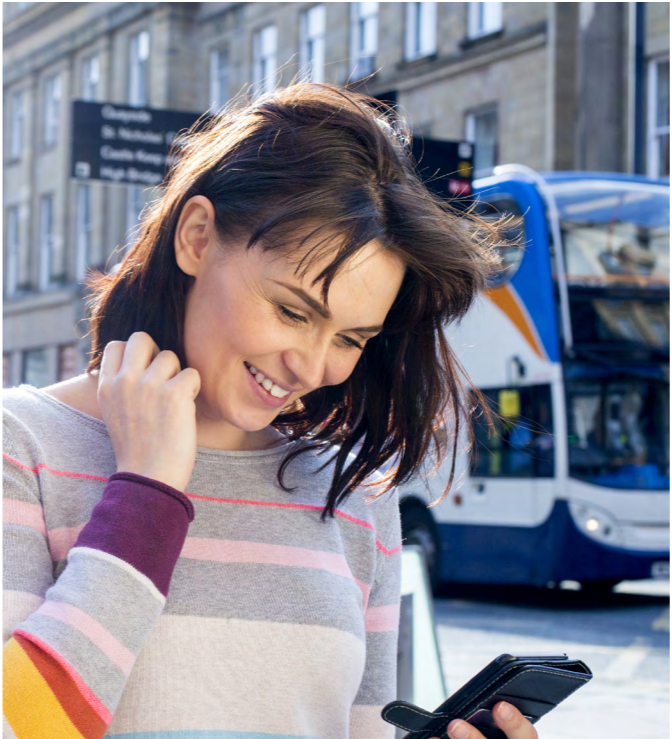
Economic appraisal, economic strategy-making, transport planning



A first step to support your community's change process

RESI is a low-cost first step to understand some of the social, and therefore financial, implications of your scheme development.

We understand that each scheme has a unique context; our multi-disciplinary team is accustomed to supporting our clients delve deeper into the interlinked social, economic, transport, environmental, design and stakeholder implications that arise from early research.



Our suite of social and economic assessment tools:

Tool	Capabilities	Outputs
Residential Economic and Social Impact (RESI)	Assesses the impact of housing developments on local social provision	<ul style="list-style-type: none">• Additional school places and GP surgeries• Additional demand on utilities and transport infrastructure• Temporary and permanent economic benefits of housing developments
Transparent Economic Assessment Model (TEAM)	Looks at macroeconomic social and economic factors in addition to conventional microeconomic data to make the case for funding local infrastructure improvement schemes	<ul style="list-style-type: none">• Additional jobs• Improved access and amenity• Land value uplift• Gross value-added
Total Impact (TI)	Captures the economic activity supported by an organisation	<ul style="list-style-type: none">• Additional jobs• Gross value-added
Investment Sifting and Evaluation Tool (INSET)	Enables multicriteria assessment, weighting and prioritisation to inform selection of the most appropriate investment option	<ul style="list-style-type: none">• Robust evidence-base to inform decision makers
Equality, Diversity and Inclusion Tool (EDIT)	Assesses whether the strategic road network is equally accessible and that economic and social opportunities are maximised	<ul style="list-style-type: none">• Accessibility and inclusion for all transport users



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Opening opportunities with connected thinking.