

Note on method of estimation of Garden Community sectoral employment shares in EB/081

The percentage breakdown of jobs at the proposed Garden Communities was arrived at through the following steps:

- **Stage 1** - Sectoral GVA share projections to 2071 were produced for the comparators.
 - Cebr's in-house GVA forecasts provided forecasts of GVA growth by sector until 2036 (with growth assumed constant thereafter). These forecasts were applied to current GVA per sector in the comparators to generate sectoral GVA projections.
 - This was also done for North Essex,
 - The results are included in Table 37 of EXD/052.
- **Stage 2** - Sectoral employment share projections were calculated from the sectoral GVA share projections.
 - ONS data on UK GVA/employee (i.e. productivity) by sector in 2016 was applied to the sectoral GVA projections. GVA shares were divided by GVA / employee for the relevant sector and scaled back up to 100%.
 - Given how productivity varies between sectors, the resulting employment shares are quite different from the GVA shares – for sectors with relatively high GVA/employee employment share is lower than the corresponding GVA share and vice-versa.
 - This was done for all projected years, so does implicitly assume that relative productivity by sector does not change over time.
- **Stage 3** – Assessing the employment share projections for the GCs by reference to the comparators employment share projections
 - Using the sectoral employment forecasts for the comparators as a baseline, adjustments were made for each Garden Community, reflecting Cebr's judgement of their potential sectoral strengths given their location and linkages.
- The table below shows the projected GVA shares for the comparators, GVA/employee used for conversion to employment shares, resulting employment shares, and the shares chosen for each Garden Community.

	Comparators GVA share (2071) [Set out in Table 37 of EXD/052]	UK GVA / employee (2016)	Comparators employment share (2071) [Calculated from the Comparators GVA share (2071)]	Garden Communities employment share (2071) [Set out in Table 2 of EB/081] ¹		
				West of Braintree	Colchester Braintree Borders	Tendring Colchester Borders
Agriculture, mining, electricity, gas, water and waste	1.9%	£86,587	1.2%	1.0%	1.0%	1.0%
Manufacturing	3.3%	£60,189	3.1%	4.5%	4.5%	2.5%
Construction	5.4%	£46,705	6.5%	5.0%	5.0%	5.0%
Distribution; transport; accommodation and food	16.0%	£42,355	21.2%	25.0%	15.0%	15.0%
Information and communication	23.5%	£80,681	16.4%	20.0%	20.0%	30.0%
Financial and insurance activities	1.5%	£96,289	0.9%	1.0%	9.0%	1.0%
Real estate activities	7.1%	£689,665	0.6%	0.5%	0.5%	0.5%
Business service activities	28.0%	£55,427	28.3%	28.0%	30.0%	30.0%
Public administration; education; health	10.7%	£33,022	18.2%	12.0%	12.0%	12.0%
Other services and household activities	2.6%	£40,779	3.6%	3.0%	3.0%	3.0%

¹ Adjusted from Comparators employment share (2071), reflecting Cebr's judgement of the Garden Communities potential sectoral strengths given their location and linkages.