

'New Henry Street', Premier Business Park, Sussex St, Bristol

Social Value Statement





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1.0 Executive Summary

This social value statement has been created to outline the social value Dominus will aim to unlock through the development of New Henry Street in Bristol. The statement will summarise our approach to social value, its practical application through a delivery proposal, and forecasted impact across the development lifecycle from planning and design, construction to estate management and occupation.

The statement will outline Dominus' approach to identifying the socio-economic status of the Lawrence Hill ward, where the site is located. This was undertaken in house, in the form of a Community Audit. The purpose of this audit was to identify the community landscape and Bristol City Council's policy drivers, utilising existing local and national government data, such as local and national policies and strategies, the Indices of Multiple Deprivation (IMD) and the Office for National Statistics (ONS).

This research piece also identified existing local organisations who Dominus have and will continue to engage with over the course of the development lifecycle. Through this process, Dominus began our stakeholder mapping exercise to align ourselves with the first principle of social value, endorsed by Social Value UK, *involving stakeholders*. This will be outlined in Section [3.3](#).

The report will build on this research, the findings from our stakeholder engagement to date and Bristol City Council's social value policies and Social Value Measurement Framework, to identify the key themes that will form our approach to social value through the development. The key themes include:

- > Empowerment
- > Wellbeing
- > Connectivity
- > Inclusivity and Equality
- > Sustainability



2.0 Introduction

This Social Value Statement will set out the approach Dominus will take to creating social value through the lifecycle of the development at New Henry Street. The statement will include:

- > Policy Review
- > Identifying Local Need
- > Social Value Delivery Proposal
- > Social Value Measurement

2.1 Defining Social Value

There are a number of definitions of social value used nationally and globally, therefore it can be challenging to identify one and apply it to theory and practice in isolation.

At Dominus, we identify social value with a myriad of activities and campaigns, working with local businesses and other local stakeholders, including providing job opportunities, empowering people from disadvantaged backgrounds, developing neighbourhood activities, promoting local businesses, endorsing community companions, and supporting local causes.

The Public Services Act 2012 (Social Value Act) defines social value as:

"The economic, social and environment wellbeing of the relevant area."

Whilst Social Value UK defines social value as:

"The quantification of the relative importance that people place on the changes they experience in their lives."

Whilst asking the question:

"If £1 is spent on the delivery of services, can that same £1 also produce a wider benefit to the community?"

Dominus have adopted both definitions and applied them to our activities within Bristol. As a real estate developer, we are well-placed to create economic, social, and environmental benefits for communities through the processes of our business activities, including planning and design, construction and estate management and occupation. Dominus therefore defines social value by the following principles:

- To maximise the short- and long-term economic impact of our actions for the local area.
- To create positive and measurable social outcomes for the local area.
- To mitigate negative environmental impacts of our activities and maximise environmental gains.

2.2 Identifying Local Need

Before acquiring a site, Dominus' social value team undertake a robust research process in the form of a Community Audit. This identifies the key social challenges that Bristol faces using existing data. This will be explained in greater detail in 2.0.

2.3 Social Value Delivery Proposal

This section of the report will describe the social value commitments Dominus will look to deliver throughout the lifecycle of the development. This will feed into the measurement piece that will



forecast the social value created through the identification of expected social value outputs and outcomes for a variety of stakeholders.

2.4 Measuring Social Value

At Dominus, we adopt an agnostic approach to social value measurement to ensure we create a robust and holistic depiction of the social value we create. Therefore, this statement will utilise two measurement methodologies to forecast the social value created through the development. Namely, Cost-Benefit Analysis and Wellbeing Valuation Analysis, using Bristol City Council's Themes, Outcomes and Measures (TOMs) and Housing Association Charitable Trust (HACT) Social Value Bank. The RIBA Social Value Toolkit for Architecture (2020) will also be used as the framework for the design and planning phase and monitoring and reporting section of this report.

2.5 Monitor and Report

Successful monitoring and reporting will be the key to creating a legacy of social value by allowing us to evidence which outcomes and outputs have been met and where we need to improve.

Dominus will be the estate manager and occupier of the development, therefore responsible and accountable for the wellbeing of the students and the impact of the development on the wider community post-occupancy.

Step 1. Identify Local Need

- Policy review
- Identify key socio-economic challenges
- Stakeholder mapping and engagement

Step 2. Social Value Delivery Proposal

- Draw on the findings from Step 1 to communicate a delivery proposal for creating social value.
 - Phase 1: Design and Planning
 - Phase 2: Construction
 - Phase 3: Estate Management and Occupation

Step 3. Social Value Measurement (Forecast)

- Use government approved toolkits to measure the social value outcomes outlined in the Social Value Delivery Proposal.

Step 4. Monitor and Manage

- Monitor and manage the social value outcomes to utilising the Bristol City Council TOMS and RIBA Social Value Toolkit framework to ensure we adhere to the eight principles of social value, endorsed by Social Value UK.



3.0 Policy Review

Dominus have identified a number of Bristol City Council's policies and strategies that can be linked to social value and community engagement and support with shaping our Social Value Delivery Proposal.

Bristol City Council Social Value Policy (2021)

The drive to achieve greater equality and inclusion in Bristol is central to the Council's approach to Social Value. This approach is underpinned by the public sector Equality Duty, which applies when Bristol City Council consider Social Value as part of a commissioning exercise or activity. The Equality and Inclusion Policy and Strategy sets out how the Council will meet the statutory obligations defined within the Equality Act 2010, which are to:

- > Eliminate discrimination.
- > Advance equality of opportunity; and
- > Foster good relations between different people.

This Social Value policy is also complemented by the Council's Ethical Investment Policy; commitments to payment of the Living Wage and eradicating modern slavery; and compliance with the Construction Charter through the supply chain.

The Council has identified 10 key objectives in order to deliver three overarching aims for Social Value. Each of these 10 objectives is mainly focused on meeting one particular overarching aim but may well contribute to the other overarching aims as well.

Focusing specifically on reducing poverty and inequality, they will:

1. Support the creation, sustainability and growth of local micro, small and medium-sized enterprises
2. Support the creation and retention of high-quality, sustainable jobs for local people which pay at least the living wage
3. Support local people with opportunities for life-long learning, skills development and experiences of work

Focusing specifically on enhancing community economic and social wellbeing, they will:

4. Support the creation, sustainability and growth of local community groups, voluntary groups and social enterprises, in alignment with the VCSE strategy;
5. Promote the involvement of local people and organisations in active citizenship such as volunteering and foster caring
6. Promote the mental and physical health and well-being of local people
7. Support the creation of high quality, affordable and sustainable homes and inclusive public spaces

Focusing specifically on increasing the city's resilience and environmental sustainability, they will:



8. Reduce air pollution and greenhouse gases (both direct emissions and those embodied in any supplies and services)

9. Reduce and reuse waste, particularly waste that is harmful and/or sent to landfill

10. Support Bristol becoming a more ecologically resilient and biodiverse city Specific Social Value measures stemming from these.

The 10 key objectives will be developed (and updated) in our evaluation toolkits based on available data, including community engagement and co-design where appropriate.

Corporate Strategy (2022 – 2027)

This plan to 2050 gives Bristol a shared vision and goals, co-created by many different partners and covering almost every aspect of life in Bristol. This strategy sets out the Council's contribution to the city as part of the One City Plan and is their main strategic document. It informs everything the council does and how they plan for the future.

Vision

"We play a leading role in driving an inclusive, sustainable and healthy city of hope and aspiration, one where everyone can share in its success."

Themes

- Children and Young People: A city where every child belongs and every child gets the best start in life, whatever circumstances they were born into.
- Economy and Skills: Economic growth that builds inclusive and resilient communities, decarbonises the city and offers equity of opportunity.
- Environment and Sustainability: Decarbonise the city, support the recovery of nature and lead a just transition to a low carbon future.
- Health, Care & Wellbeing: Tackle health inequalities to help people stay healthier and happier throughout their lives.
- Homes and Communities Healthy, resilient and inclusive neighbourhoods with fair access to decent, affordable homes.
- Transport and Connectivity: A more efficient, sustainable and inclusive connection of people to people, people to jobs and people to opportunity
- Effective Development Organisation: From city government to city governance: creating a focused council that empowers individuals, communities and partners to flourish and lead.

Values and behaviours:

1. Dedicated
2. Curious
3. Respectful
4. Take ownership
5. Collaborative



A One City Economic Recovery Strategy

The strategy is built around three pillars, with priority areas for response and recovery identified within each pillar. A detailed analysis of the evidence and context for each pillar is also set out. Inclusion and sustainability are at the heart of all three pillars.

People and labour markets - priorities include:

- Protecting employment levels
- Building skills and improving pathways to work for young people and groups disadvantaged in the labour market
- Creating opportunities for better employment, particularly in green industries.

Business and investment - priorities include:

- Supporting businesses to recover from the crisis
- Promoting digital innovation
- Investment in low carbon technology and practices attracting the location of new and established businesses into the region

Bristol's places - priorities include:

- Enabling development to ensure provision for future homes, jobs and quality places
- Improving connectivity and the protection and enhancement of green space
- Protecting and enhancing the viability of high streets and local centres
- Targeting place-based intervention on areas with communities experiencing long term deprivation

Cultural Plan for Bristol: Bristol's Cultural Futures

The briefing paper provides an update on progress in the new Cultural Plan for Bristol: Bristol's Cultural Futures. The Plan, led by Tom Fleming Creative Consultancy, has involved in-depth and extensive consultation and engagement across the city since September 2016.

The Cultural Plan will identify how the cultural sector can work with key agencies in education, health, housing and business, to deliver a better future for the whole of the city.

The these that emerged from the engagement process are:

1. City of openness & generosity
2. City of Counterculture
3. City of Imagination

The four pillars underpinning these are:

1. Connectivity
2. Inclusivity, Diversity and Identity
3. Learning & development
4. Major and Minor Expressions



4.0 Identifying Local Need

It is crucial to understand the local area to generate sustainable social value for stakeholders of the development. Through a comprehensive assessment of Bristol and specific ward where the site is situated, an awareness of how the project can align with local strategies and policies will emerge, placing the local community at the heart of our development.

The first principle of social value is '*involve stakeholders.*' For our social value initiatives to progress and create meaningful social value, it is essential for Dominus to engage with the local community and connect with a variety of local groups and organisations to tackle existing and pertinent socio-economic issues to generate sustainable social value.

4.1 Methodology

Identifying local need has been primarily conducted through desk-based research, utilising existing local and national government data and approved documents, local media sources, social media and blogs. Dominus have also undertaken field research by attending monthly site visits, since November 2022.

All data has been derived from local statistics to ensure we are identifying local need and therefore creating social value i.e., material outcomes that stakeholders of our development.

4.2 Indices of Multiple Deprivation

According to the Indices of Multiple Deprivation 2019, there are 41 Lower Super Output Areas (LSOAs) in the most deprived 10% in England for Multiple Deprivation, which is one less than 2015. This includes three LSOAs in the most deprived 1% in England, which is three less than 2015.

A slightly lower proportion of Bristol's population lived in the most deprived areas in England in 2019 than in 2015 - 15% of residents (70,400 people) lived in the most deprived 10% of areas in England (1% less compared to The Indices of Multiple Deprivation 2015), including 7,900 older people and 18,900 children.

Following patterns of deprivation globally, nationally, and locally, there is an irregular dispersal of deprivation across the borough, with the 10 most deprived neighbourhoods in Bristol located in the South Bristol areas of Hartcliffe, Whitchurch Park and Knowle West. At ward level, the greatest levels of deprivation in Bristol are in the wards of Hartcliffe & Withywood, Lawrence Hill and

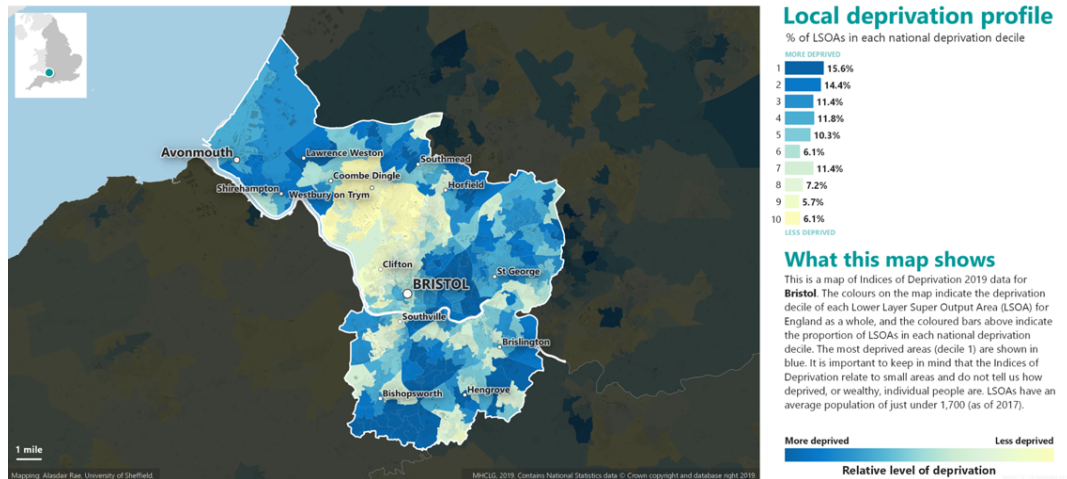


Filwood, the same as identified in 2015. This is illustrated in the map below, darker blue represents the more deprived areas, whilst the pale green represents the most affluent.

English Indices of Deprivation 2019



BRISTOL



(Source: English Indices of Deprivation 2019, Ministry of Housing, Communities and Local Government)

The Index of Multiple Deprivation (IMD) 2019 is the official measure of relative deprivation for small areas (or neighbourhoods) in England. The IMD ranks Lower Layer Super Output Areas (LSOAs) in terms of domains including Income, Employment, Education, Skills & Training, Health & Disability, Barriers to Housing & Services, Crime and Living Environment in terms of a decile, ranked between one and ten, indicating the most and least deprived respectively.

The figures below extracted from the data output file provided by the Ministry of Housing, Communities and Local Government; English Indices of Deprivation 2019 lists the data in relation to the LSOA code (E01033352) for the postcode of the site. Its decile ranking per domain outlined in the table below.

Domain	Decile Ranking
Income	4
Crime	2
Employment	6
Health and Disability	2
Education and Skills	4
Barriers to Housing and Services	2
Living Environment	2

(Source: The Ministry of Housing, Communities and Local Government; English Indices of Deprivation, 2019)

The LSOA where the site sits suffers from high levels of deprivation across all seven domains, with Crime, Health and Disability, Barriers to Housing and Living Environment scoring the lowest in terms of deciles.

Key stats according to Bristol City Council's Ward Profile Report for the Lawrence Hill ward in 2022 include:



> Crime

- Lawrence Hill has an average of 188.7 crimes per 1,000 people compared with 115.4 for Bristol average.
- 58.9% of the residents in the Lawrence Hill felt anti-social behaviour is a problem locally, compared to 28.5% for Bristol average.
- 70.7% of Lawrence Hill ward residents have been a victim of violence and sexual offences compared to 45.3 for the Bristol average.

> Education

- Attainment 8 (average achievement) score for Lawrence Hill children scored 38.0 compared with 44.2 for the Bristol average.
- 61.2% of early years pupils achieved a good level of development compared to 70.7% of the Bristol average.
- 48.1% of children from Lawrence Hill are on Free School Meals (FSM) compared to 27.6% of the Bristol average,
- 63.9% have English as an additional language in Lawrence Hill compared with 20.7% of the Bristol average,
- 22.8% of the children in Lawrence Hill have Special Educational Needs (SEN), compared with 18.4% of the Bristol average.

> Health and Wellbeing

- 35.9% of children with illness or health condition which limits day-to-day activities at least a little in Lawrence Hill compared with 25.8% of the Bristol average.
- 42.6% of the children in year 6 (10/11yr olds) who have excess weight in Lawrence Hill compared with 33% of the Bristol average.
- The life expectancy of males in Lawrence Hill is 73.3 years compared with the Bristol average of 78.5 years.
- Premature mortality is significantly higher in Lawrence Hill, with a rate of 600.1 per 100,00 people compared to the Bristol average of 377.5 per 100,000 people.

> Employment

- The claimant count for people in Lawrence Hill is 74.1 per 1,000 compared with 33.6 per 1,000 for the Bristol average.

4.3 Community Engagement

When community engagement and social cohesion is meaningful it produces social value, with the activities undertaken having measurable and sustainable impact. A social value approach driven by the local community and aligned with local policy will add to the capacity of the local infrastructure and create significant social value.

This approach will also ensure we are aligned with the first principle of social value – *involve stakeholders* – endorsed by Social Value UK. Social Value UK are the leading body for social value measurement. They define principle one as

“Inform what gets measured and how this is measured and valued in an account of social value by involving stakeholders. Stakeholders are those people or organisations that experience change as a result of your activity – and they are best placed to



describe the change. This Principle means that stakeholders need to be identified and then consulted throughout the analysis. This means that the value and the way that it is measured, is informed by those affected by, or who affect, the activity."

When Dominus initially acquired the site, our social value team carried out desk-based and field research through our stakeholder mapping exercise. This allowed us to identify the local community landscape near the site and groups that could be engaged with through partnerships and collaboration to deliver significant social value in the area.

This enabled us to take a grassroots community engagement approach with variety of stakeholders. The key outputs included:

- > Dings Community Association and Old Market Association input shaping the design of the development.
- > The clear demand for affordable maker space through engagement with a number of local maker spaces and creatives (outlined in Appendix 2)

This grassroots engagement ran alongside our traditional form of engagement, set out in our Statement of Community Involvement (SCI).

By engaging with the local community, Dominus will help enhance the impact these groups are already creating in the area and aid towards the council's aims and objectives outlined in Section 3.0 of this report.

The community engagement process highlights some of the community partners we will work with who will help shape our Social Value Delivery Proposal.



5.0 Social Value Delivery Proposal

This report assesses the social value created across the three stages of the development lifecycle including:

- > Phase 1: Planning and Design
- > Phase 2: Construction
- > Phase 3: Estate Management & Occupation

The creation of meaningful social value will be achieved throughout the lifecycle of this development across social, economic, and environmental objectives. Dominus recognise the interconnected relationship between these three phases, all of which have significant impacts on the wellbeing and life satisfaction of individuals and communities.

We have outlined the key initiatives that will be implemented into the design and delivery of this development to produce maximised and meaningful social value for the new and existing community in the Lawrence Hill ward. These will be based on the framework of The RIBA Social Value Toolkit for Architecture which, which categorises the dimensions of social value in the context of the built environment as:

- > Jobs and apprenticeships
- > Wellbeing generated by design
- > Designing with the community
- > Learning developed through construction
- > Constructing buildings using local and sustainable materials

They also align with the key themes and outcomes set out in the Bristol City Council TOMs, including:

- > Empowering and caring
 - o Reduce crime
 - o Enable community development and activity
- > Fair and inclusive
 - o Improve educational outcomes
 - o Develop a diverse economy
- > Well connected
 - o Reduce social and economic isolation
- > Wellbeing
 - o Clean energy and improved environment

These themes and outcomes also align with Bristol City Council's Corporate Strategy and Social Value Policy.

5.1 Phase 1: Design and Planning



Dominus have been undertaking grass roots community engagement with local stakeholders throughout RIBA stages 0 – 2. The purpose of this has been to ensure the local community have been involved in shaping the design proposal. The outputs of this can be found in section 4.3. of this report and in the SCI.

By designing with the community and generating wellbeing by design, we forecast the production of the following social value outcomes:

- > Feelings over control over one's life.
- > Feel belonging to neighbourhood.
- > Good neighbourhood.

These outcomes will be measured section 5.0.

Dominus will continue this grass roots engagement, identifying where and how we can continue to support the existing community during the next phase of the development. For example, we will invest £5,000 each year, for five years, to improve the youth provision in the Dings community, as discussed with Dings Community Association.

5.2 Phase 2: Construction

As per the Economic Benefit Statement submitted with Dominus' planning application, the construction phase is expected to support demand for 500 direct and indirect jobs per annum, each year of the construction period. The construction phased is forecast to be 2.5 years, therefore the total direct and indirect jobs created will be c.1,250.

Alongside this, Dominus will engage with local schools and employment services to help remove barriers into employment for people Not in Education, Employment or Training (NEET), people with Special Educational Needs and Disabilities (SEND), young people and people who identify as black, Asian and mixed race. These will go above and beyond the S106 obligations, as we will target marginalised groups to maximise the social value delivered through the scheme.

Dominus will do this by using our Supply Chain Charter to raise awareness of jobs within the built environment to local schools, colleges, and service users of employment services. We will do this by running employment programmes, careers talks, college and school visits opportunities for mentorship schemes and work experience.

Dominus have developed a Sustainable Procurement Plan to drive sustainable procurement and help inform decision-making with regards to the use of materials and resources. Where possible, we will source our materials locally.

By providing jobs and apprenticeships, facilitating learning developed through construction and constructing buildings using local and sustainable materials, we forecast the delivery of the following social value outputs:

- > Four apprenticeships
- > 70 hours of local school and college visits
- > 10 weeks of meaningful work experience

5.3 Phase 3: Estate Management and Occupation

Dominus will be the estate manager of the New Henry Street Development and have written a Student Management Plan that will be submitted with this planning application.



Crime rates in the Lawrence Hill ward are high compared with wider Bristol and National figures. As the operators of the development, Dominus will ensure the site has 24/7-hour security, with security at night and a larger support group of staff during the day. We will spend £150,000 on paying three security staff per year at £50,000 per annum.

This will address the issue of fear of crime within the neighbourhood, as well as providing job opportunities for local people.

According to the Economic Benefit Statement, five full-time employees will be required to form part of the management team of the student accommodation in addition to contracted staff, or example security and cleaning. It has been estimated that c. 10 full time equivalent (FTE) jobs, including managerial positions and part-time employees, will be created through the operation and management of the student accommodation.

The provision of a community food store, flexible maker space and flexible community space, will create significant long-term employment opportunities. It is estimated these uses will create c.65FTE jobs.

The operational and management employment opportunities, combined with the ground floor uses, will create c.75FTE jobs.

Dominus will ensure the students and the local community feel connected to one another and utilise local opportunities to benefit both the local community and the students living in the area, promoting wellbeing, sustainable living and driving local spend. For example,

- > We will work with the existing community and the students to run a Skills Share initiative, for example students volunteering to teach English to adults and children from the local area, who do not speak English as a first language.
- > Promote local businesses to the students, so they contribute to the local economy and increase local spend.
- > Promote community activities such as gardening on site with the existing local community and the students.
- > Engage with the artists and creatives who will utilise the carved-out maker space with the students and local community to promote culture, arts and connectivity.
- > Cycle paths and pedestrian routes will promote sustainable transport, creating positive impacts on the students and community mental and physical wellbeing as well as minimising the area's carbon footprint.



6.0 Social Value Measurement

As outlined in Section 1.5. of this report, Dominus have adopted an agnostic approach to measurement, to ensure we create a robust and holistic depiction of the social value we intend to create.

5.1. Methodology

Our approach to measurement uses the HACT Social Value Bank and Bristol City Council's TOMs. It is important to note that these figures represent a forecast of some of the social value targets Dominus will aim to reach throughout the lifecycle of the development.

All of the values have been obtained from government approved databases. For example, values from the Bristol City Council TOMs obtained from the Unit Cost Data Base whilst the values from the HACT Social Value Bank uses values that have been developed using a consistent methodology, using more than eight years of research and national data surveys.

5.2. Measurement

Our Social Value team, who are accredited Social Return on Investment (SROI) Practitioners with Social Value UK, have forecast that Dominus will create **£1,839,584.28** worth of social value throughout phase 1, 2 and for the first five years of phase 3. However, we have only calculated the social value created for the first year of phase 3 when using the HACT Social Value Bank, to avoid overclaiming on figures we don't yet have data for.

Bristol City Council TOMs

Using Bristol City Council's TOMs Framework, we have calculated the social value Dominus expect to achieve based on the planning and design phase, 2.5 years of construction and the first five years of estate management and occupation.

The TOMs measure the outputs which are the quantitative summary of the activity (e.g., the number of apprenticeships delivered) using cost benefit analysis.

To avoid overclaiming and ensure transparency, we have assumed a standard deadweight of 20% and a standard displacement rate of 13%.

Dominus have also applied an attribution rate of 100% for all the measures, except those related to the construction phase, as these activities will be carried out with our supply chain. For the construction phase, we have deemed 50% an appropriate attribution rate to apply to the outcome as this considers the part the supply chain will have to play in creating these outputs.



Theme	Outcome	Bristol Ref	Measure	Unit	Proxy	Total Social Value Target	Total Social Value (inc. Attribution)
Empowering and Caring	Enable community development & activity	BT1	Initiatives aimed at reducing crime (e.g., support for local youth groups, lighting for public spaces, private security, etc.)	£950,000	£1.00	£950,000	£950,000.00
		BT5	Donations or in-kind contributions to local (BS1-BS16) community projects (£ & materials)	£545,000	£1.00	£545,000	£545,000.00
Fair and Inclusive	Develop a diverse economy	BT10	No. of employees (FTE) taken on who are not in employment, education, or training (NEETs)	7 people FTE	£12,704.82	£88,933.74	£88,933.74
		BT14a*	No. of apprenticeships on the contract that have either been completed during the year, or that will be supported by the organisation to completion in the following years, Levels 2,3, or 4+	208 weeks	£353.60	£73,548.80	£36,774.40
		BT15a*	No. of weeks spent on meaningful work placements or pre-employment course, 1-6 weeks student placements (unpaid).	10 weeks	£297.90	£2,979.00	£1,489.50
	Improve educational outcomes	BT8*	Local school and college visits e.g., delivering careers talks, curriculum support, literacy support, safety talks (No. hours, includes preparation time).	70 hours	£27.72	£1,940.40	£970.20
Well connected	Reduce social and economic isolation	BT29*	No. of employees (FTE) taken on who are long term unemployed (unemployed for a year or longer).	2 people FTE	£29,900.50	£59,801.00	£59,801.00
						Total social value = £1,682,968.84	



Detailed explanation of measures:

- > BT1 is based on three security staff being paid £50,000 per annum for the first five years of the development being operated.
- > BT5 is based on Dominus spending £25,000 on improving youth facilities with the Dings Community Association, whilst £520,000 will be spent on building a community centre on site plus £40,000 per year for operational costs, for the first five years of the development.
- > BT14a* is based on Dominus and our supply chain providing four apprenticeships across the lifecycle of the development, with each apprenticeship taking on average, 12 months to complete as per the government's website.
- > BT8* is based on three staff members, delivering one day (eight hours) of local school and college visits per year, including four hours to prepare.

HACT Social Value Bank

The HACT Social Value Bank adopts wellbeing valuation analysis methodology, which measures outcomes, for example, what changes for the stakeholder as a result of the activity (e.g., increased wellbeing).

This enables us to provide financial proxies representative of the wellbeing outcomes experienced by stakeholders of New Henry Street including students, local creatives, and local residents.

It is important to note that the values within the HACT Social Value Bank work on an annual basis and the values below are representative of the first year of the development's operation.

As the development is not currently operating, we do not yet have the data to evaluatively measure the social value created. Therefore, we have forecasted the social value we expect to create based on engagement to date, stakeholder personas, and the use classes of the development.

To avoid overclaiming and ensure transparency, we have assumed a standard deadweight of 20% and a standard displacement rate of 13%. We have applied an attribution rate of 100%, due to the significant role Dominus have and will continue to play in all three stages of the development's lifecycle.



Stakeholder persona 1: Ten student residents.

Outcome	No. beneficiaries	of Age	Region	Total Value	Total Value (inc. Displacement, Deadweight and Attribution)
Feel belonging to neighbourhood	10	>25	Outside of London	£3,223.00(x10)	£22,432.08
Able to obtain advice locally	10	>25	Outside of London	£1,474.00(x10)	£10,259.04
Regular volunteering	10	>25	Outside of London	£2,562.00(x10)	£17,831.52
				Total social value = £50,522.64	

Stakeholder persona 2: Four local artists renting out makerspace.

Outcome	No. beneficiaries	of Age	Region	Total Value	Total Value (inc. Displacement, Deadweight and Attribution)
Feel in control of life	4	25-49	Outside of London	£16,474.00(x4)	£45,863.61
Hobbies	4	25-49	Outside of London	£1,281.00(x4)	£3,566.30
Fell belonging to neighbourhood	4	25-49	Outside of London	£2,252.00(x4)	£6,269.56
				Total social value = £55,699.47	

Stakeholder persona 3: A couple who are existing local residents.

Outcome	No. beneficiaries	of Age	Region	Total Value	Total Value (inc. Displacement, Deadweight and Attribution)
Feel in control over life	2	>50	Outside of London	£15,734.00(x2)	£21,901.72
Not worried about crime	2	>50	Outside of London	£10,348.00(x2)	£14,404.41
Feel belonging to neighbourhood	2	>50	Outside of London	£6,004.00(x2)	£8,357.56
Good neighbourhood	2	>50	Outside of London	£2,795.00(x2)	£3,890.64
Regular attendance at voluntary or local organisation	2	>50	Outside of London	£1,824.00(x2)	£2,539.00
				Total social value = £51,093.33	



5.3. Monitor and Report

For accountability, transparency and improvement, it is important Dominus monitor and report the social value we intend to create throughout the development of New Henry Street.

As first-time operator of PBSA, it will be vital that we are able to understand how we contribute to the creation of social value through the design and management of our PBSA schemes for the students and existing community. Using the RIBA Social Value Toolkit, we will carry out a Post Occupancy Evaluation to ensure we are collecting rich qualitative data based on the direct experiences of our stakeholders.

We will also seek to provide case studies of the lived experiences of our stakeholders, for example, the local artists using our makerspace, existing residents who use our proposed Skills Share initiative and the students residing in the PBSA. These will allow us to assess the outcomes the stakeholders of our development are experiencing compared with stakeholder personas outlined in section 5.2.

Dominus would also propose we set up quarterly workshops with Bristol City Council as well as local resident's associations, to ensure we are achieving our social value targets set out in the council's TOMs and aligning with the aims set out in the council's local policies and strategies.



7.0 Appendix

7.1. Grassroots Community Engagement

Organisation	Key Contact	Overview	When did we meet/are we planning to meet with them?
The Makershed	hello@themakershed.co.uk	Offer the opportunity to learn new crafts and skills from a team of experienced makers and. Provide affordable and inclusive courses to support you from beginner level to independent project work.	<ul style="list-style-type: none"> Emailed on 23/01/23 to book for a meeting; asked for a call 07/01, waiting to hear back. Spoke to Jenny from The Makershed on 07/08
Old Market Manor CIC	pete@oldmarketmanor.com	Provides an affordable solution for those who require workshop or studio space. It gives designer - makers access to temporary and permanent bench spaces. It also accommodates longer term businesses with resident spaces for them to incubate their business in an inspiring creative venue.	<ul style="list-style-type: none"> TT, GB and IW Visited the space on 26/01 Need to arrange a meeting with CD to discuss viability.
Hackspace	Bristol Hackspace is a community of people who run a workshop and creative space together. We are a place for people to share ideas, knowledge, and tools, and to work on projects in a collaborative and supportive environment.	felix@bristolhackspace.org	<ul style="list-style-type: none"> Emailed 06/02; Followed up 14/02 Received reply 17/02 Replied 20/02 asking to meet on 09/03
Freestone Studios	Freestone Studios offers affordable, flexible light industrial workshops and studio space perfect for artists, makers and light construction.	Fred Wyatt	<ul style="list-style-type: none"> Added Fred Wyatt on LinkedIn 07/02 Accepted 15/02 Messaged 20/02 asking to meet on 09/03
Knowle West Media Centre	Arts centre and charity in Knowle West , Bristol, supporting social action using technology, community arts and education.	penny@kwmc.org.uk	<ul style="list-style-type: none"> Emailed 08/02; phoned 13/02
InBristol Studios	Offer affordable studio space with shared access to professional tools and machinery along with business support, mentoring and opportunities to develop and expand creative practice.	sally@inbristol.org	<ul style="list-style-type: none"> Emailed 13/02 Meeting at 1430 on 23/02



7.2. Stakeholder map

