# Atkins Edinburgh Tram – Business Case Audit Final Report

July 2011

**Plan Design Enable** 

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# **Glossary of Terms**

BCR: Benefit / Cost Ratio EALI: Economic Activity and Locational Impacts EARL: Edinburgh Airport Rail Link HLM: High Level Model In Vehicle Time Weightings / Mode Coefficient: Representation in minutes / or as a factor of the relative attractiveness of a mode of transport Interchange Penalty: Representation in minutes of an interchange during a passenger's journey JRC: Edinburgh Tram Joint Revenue Commission Outturn Cost: The final cost of a project **PV: Present Value** SDS: Systems Design Contract STAG: Scottish Transport Appraisal Guidance TEE: Transport Economic Efficiency TEL: Transport Edinburgh Limited TELMoS: Transport, Economic, and Land-Use Model of Scotland tie: Transport Initiatives Edinburgh TMfS: Transport Model for Scotland VISUM / VISSIM: Transport modelling software WebTAG: Department for Transport's Transport Analysis Guidance WETA: West Edinburgh Transport Appraisal

# 1. Edinburgh Tram Business Case Audit

#### Atkins

1.1 Atkins is the UK's largest engineering and design consultancy and has extensive experience in the planning, design, and delivery of mass rapid transit projects in the UK and overseas.

#### **Our Brief**

- 1.2 We were commissioned by the City of Edinburgh Council (CEC) in April 2011 to undertake an independent review of the Edinburgh Tram Business Case. The audit's principal focus has been reviewing the work which the Joint Revenue Commission (JRC) has been undertaking in assessing the benefits that could be gained from the introduction of the proposed tram system in Edinburgh.
- 1.3 Key inputs to the audit have included: Edinburgh Tram Network Final Business Case Version 2 (2007), Edinburgh Tram Business Case Update (2010), recent analysis on three route options undertaken by JRC in parallel with the audit, historic revenue and risk reports, and the current financial models for the tram.

#### **Options Tested**

- 1.4 The JRC was commissioned by the City of Edinburgh Council in April 2011 to provide updated TEE analysis<sup>1</sup> for the following three tram routes options:
  - The full Phase 1a, Edinburgh Airport to Newhaven;
  - Truncated Phase 1a, Edinburgh Airport to St Andrew Square; and
  - Truncated Phase 1a, Edinburgh Airport to Foot of the Walk.

#### **Business Case Components**

- 1.5 Our business case audit has focussed on the updated TEE analysis that has been provided by the JRC during June 2011. In addition to quantifying the benefits and costs to Government via the TEE analysis STAG<sup>2</sup> requires that other relative benefits from a transport scheme are presented within the context of the following parameters:
  - Environment;
  - Safety and Security;
  - Accessibility and Social Inclusion;
  - Transport and Land Use Integration;
  - Economic Regeneration; and
  - Economic Activity and Locational Impacts (EALI).
- 1.6 The Edinburgh Tram Network Final Business Case Version 2 (2007), and Edinburgh Tram Business Case Update (2010) provide evidence of the relative benefits within each of these parameters; while these elements have not been updated by the JRC team, or reviewed in detail as part of this audit, we have drawn our overall conclusions acknowledging this wider context for the scheme.

<sup>&</sup>lt;sup>1</sup> Transport Economic Efficiency,

http://www.transportscotland.gov.uk/stag/td/Part2/Cost\_to\_Government/12.7

<sup>&</sup>lt;sup>2</sup> Scottish Transport Appraisal Guidance (STAG), http://www.transportscotland.gov.uk/stag/home

<sup>/</sup>Final Report.docx

# 2. Our Approach

#### **Key Questions**

2.1 The approach we have adopted to undertake the business case audit has been developed around answering three questions:

- The tools used are they fit for purpose?
- The assumptions used are they reasonable?
- The outputs do they look credible?

#### Our Overall Approach

2.2 There are a number of overall principles that we adopted in undertaking the audit, which were essential in delivering the required outcome in the time available. These were:

- A pragmatic approach, avoiding the pursuit of technical purity for the sake of it, as opposed to where it relates materially to the strength of the business case;
- Open lines of communication with the JRC team. An open, co-operative approach that
  provided the outputs our work required without distracting them from developing three new
  BCRs<sup>3</sup>; and
- As with technical pragmatism (above), we needed to avoid being distracted with issues which are not material to the business case we needed to review what had gone before but to ensure that our focus remained on issues that are contemporary, rather than those which are no longer significant in terms of the business case.

#### **Our Methodology**

2.3 Our methodology for the study focussed at delivering the following seven tasks over a ten week programme:

Task 1 - Data and report collation: Our review was completely dependent upon collating the right information, and ensuring that we maintained a focus on information that was still pertinent.

Task 2 – Review of the base year model: The model was subject to a detailed audit in 2008, and enhancements were implemented on the basis of recommendations made at that time. We have not replicated the technical depth of that audit, but have reviewed those aspects of the model to which the outputs (the benefits in the TEE/BCR calculations) are most sensitive.

Task 3 – Understanding the drivers of demand, revenue and benefits: An early action was to establish a very clear focus on the key business case drivers, we developed a thorough understanding of the scale, nature, and source of the component benefits within the business case.

**Task 4 – Forecasting assumptions:** Concurrently with task 3 we reviewed the evidence underpinning the forecast assumptions.

**Task 5 – Review of appraisal parameters:** We undertook a review of the appraisal framework used to establish the relative merits of the scheme.

**Task 6 – Sensitivity testing:** We identified key areas of risk and uncertainty, and requested sensitivity testing from the JRC to help quantify the impact of these risks on the business case.

**Task 7 – Reporting:** We reported our outputs in three increments; a presentation to senior City of Edinburgh official on 14<sup>th</sup> June 2011, an Executive Summary Report on 22<sup>nd</sup> June 2011, and this Final Report on 30<sup>th</sup> July 2011.

<sup>&</sup>lt;sup>3</sup> Benefit/Cost Ratio (BCR), http://www.transportscotland.gov.uk/stag/td/Part2/Cost\_to\_Government/12.7

<sup>/</sup>Final Report.docx





# 3. Audit Inputs

#### Key Inputs

- 3.1 The audit has reviewed a wide range of documents and these are listed in Appendix A.
- 3.2 Key inputs to the audit have included: Edinburgh Tram Network Final Business Case Version 2 (2007), Edinburgh Tram Business Case Update (2010), recent analysis on three route options undertaken by JRC in parallel to the audit, historic revenue and risk reports, and the current financial models for the tram.
- 3.3 The figure below highlights some of the key sources of information used in the audit.



Figure 3.1 – Key Documents

#### **Options Tested**

- 3.4 The JRC was commissioned by the City of Edinburgh Council in April 2011 to provide updated TEE analysis for the following three tram routes options:
  - The full Phase 1a, Edinburgh Airport to Newhaven;
  - Truncated Phase 1a, Edinburgh Airport to St Andrew Square; and
  - Truncated Phase 1a, Edinburgh Airport to Foot of the Walk.
- 3.5 Our business case audit has focussed on this updated TEE analysis.

#### JRC Standard Outputs

- 3.6 The JRC has produced standard outputs that contain information for the following:
  - Tram patronage and revenue mode shift;
  - Ramp up and recession impacts on patronage and revenue; and
  - Patronage flows and capacity.
- 3.7 These outputs have also been recently refreshed for the three tram options listed above and are contained in Appendix B of this report for reference.
- 3.8 An early requirement of our work was to examine the distribution of forecast demand and benefits for the scheme. This was to provide a focus for later stages of review; in line with the principles of our approach (see section 2.2) we needed to focus our attention on those aspects of the performance of the scheme which were most influential in terms of the business case. Our initial review of the standard outputs highlighted the importance of the elements of demand discussed below.

#### Ingliston Park and Ride and Future Committed Development

- 3.9 When the standard outputs are analysed they clearly identify the importance of the Ingliston Park and Ride, and the future committed development (particularly in the north and west of Edinburgh) in driving demand for the tram.
- 3.10 The tram patronage and revenue mode shift tables in Appendix B show the modes which tram users are forecast to have used in the absence of the tram. These show that the predominant transfer is from bus, as might be expected, however, they also show that a large proportion of the total demand would otherwise have used car for their journey. Looking at these in combination with the boarding and alighting plots; show that the **Ingliston Park and Ride** is by far the busiest stop for eastbound trips in the AM peak, confirming the importance of the Park & Ride site as a source of peak hour demand for the each of the options tested. In particular it forms a very significant proportion of the AM peak demand for the St Andrew Square option.
- 3.11 The significance of the major **committed future developments** is illustrated in the boarding/alighting plots in Appendix B (the full Phase 1a outputs are particularly useful as they disaggregate demand along the whole corridor extracts for these are provided in Fig 3.2 to 3.5 on the following pages), which show significant growth in use of stops associated with new committed development in the north and west of Edinburgh such as stops at the east end of the route, and Edinburgh Park.



Figure 3.2 – Eastbound Boarding and Alighting 2011 AM Peak, Full Phase 1a (Source JRC - June 2011)

Figure 3.3 – Westbound Boarding and Alighting 2011 AM Peak, Full Phase 1a (Source JRC - June 2011)





Figure 3.4 – Eastbound Boarding and Alighting 2031 AM Peak, Full Phase 1a (Source JRC - June 2011)

Figure 3.5 – Westbound Boarding and Alighting 2031 AM Peak, Full Phase 1a (Source JRC - June 2011)



#### **Business Case Components**

- 3.12 In addition to quantifying the benefits and costs to Government via the TEE analysis STAG requires that other relative benefits from a transport scheme are presented within the context of the following parameters:
  - Environment;
  - Safety and Security;
  - Accessibility and Social Inclusion;
  - Transport and Land Use Integration;
  - Economic Regeneration; and
  - Economic Activity and Locational Impacts (EALI).
- 3.13 The Edinburgh Tram Network Final Business Case Version 2 (2007), and Edinburgh Tram Business Case Update (2010) provide evidence of the relative benefits within each of these parameters; while these elements have not been updated by the JRC team, or reviewed in detail as part of this audit, we have drawn our overall conclusions acknowledging this wider context for the scheme.

#### Scheme Costs

3.14 The scheme's capital and revenue costs are a key input to the TEE analysis. The updated capital costs used by the JRC are presented in the table below. These have been an important input to our work, but we have not undertaken an audit of the costs. Tram operating costs and savings associated with reducing bus provision have been provided to the JRC from TEL.

Outturn Costs £m	Phase 1a	St Andrew Square	Foot of the Walk
Infrastructure costs already spent (sunk costs)	461	405	461
Vehicle costs	62	42	50
Remaining infrastructure costs	294	262	264
Total capital costs	817	709	775

Table 3.1 - Updated Capital Costs<sup>4</sup>

#### Clarifications

- 3.15 The timescales associated with the audit meant that it was necessary to work in parallel with the JRC team and dove tail the audit with the ongoing TEE analysis.
- 3.16 Throughout the audit a series of progress meetings were organised and attended by representatives from Atkins, the JRC, tie, and the City of Edinburgh Council. These meetings had two key objectives:
  - To ensure that the audit was fully aligned with the JRC programme; and
  - To provide a forum for addressing clarification questions that were raised by the audit team during May and June 2011.

#### Benchmarking

3.17 Atkins have extensive experience of working on mass rapid transit projects around the world and have brought together knowledge that is pertinent to Edinburgh to help us sense check the

<sup>&</sup>lt;sup>4</sup> Provided by CEC, outturn costs.

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Edinburgh Tram's Business Case. In particular it is important to be clear on what the risk factors actually are for a mass rapid transit system in the UK.

- 3.18 Experience of other tram systems in the UK has highlighted a number of areas of risk in relation to tram demand forecasts:
  - Modelling uncertainty / Inaccurate model forecasts;
  - Competitive response from other modes;
  - Fares;
  - Park and Ride;
  - The size of the transport market;
  - Tram performance and quality; and
  - New developments.
- 3.19 Once areas of risk have been established it is common practice to quantify the potential impact of the risk through sensitivity testing, before identifying appropriate mitigation actions that are within the control of the scheme promoter and scheme operator such as providing seamless interchange, high quality Park and Ride facilities, and competitive fares and journeys times.
- 3.20 As part of our audit we have paid particular regard to the known areas of risk for schemes of this nature outlined above, and our sensitivity tests have been defined accordingly.

# 4. The Tools Used – Are They Fit for Purpose?

#### The Tools Used

4.1 Our assessment of the appropriateness of the tools used has focussed on the modelling suite and the appraisal methodology.

#### The Modelling Suite

- 4.2 The modelling suite comprises a number of elements, including the High level Model (HLM), which is a strategic multi-modal demand, network assignment and distribution/mode choice model developed using VISUM software.
- 4.3 The HLM is the main source of data for the assessment of demand, revenue, and user and nonuser impacts which drives the benefits side of the TEE/BCR calculations, and, as such, has been the focus of our review of the tools used.
- 4.4 The model was subject to a detailed audit in 2008, and enhancements were implemented on the basis of recommendations made at that time. We have not replicated the technical depth of that audit, but have reviewed aspects of the HLM to which the outputs (the benefits in the TEE/BCR calculations) are most sensitive. This has included the quality of the representation of highway and public transport network performance, and the behavioural parameters which drive mode choice.

#### Fit for Purpose?

4.5 Our overall assessment of the HLM is that it is an appropriate tool for the purposes of informing the TEE/BCR assessment. We have however identified some areas of relative weakness (not unusual in a model of this size and complexity), which we have used to interpret output and influence the focus of sensitivity testing requested, as shown in Section Six of this report.

#### Appraisal Methodology

#### **Scottish Transport Appraisal Guidance**

- 4.6 The Scottish Transport Appraisal Guidance (STAG) was first published in 2003 and it went through a major refresh in 2008.
- 4.7 STAG provides a best practice framework for:
  - Identifying problems and opportunities with a transport and land-use system;
  - Setting SMART transport planning objectives that express the outcomes sought;
  - Generating, sifting and developing options that can deliver the transport planning objectives;
  - Appraising the relative merits of options; and
  - Evaluating completed strategies and schemes.
- 4.8 The appraisal element of STAG allows transport planners to provide decision makers with evidence of a scheme's relative merits against the following criteria:
  - Transport Planning Objectives;
  - Environment;
  - Safety;
  - Economy;
  - Integration; and

Accessibility and Social Inclusion.

#### **Tram Scheme Appraisal**

- 4.9 The STAG appraisal for the Phase 1a was finalised in 2007, and built upon STAG work done for tram lines 1 and 2. The table in Appendix C summarises the relative merits of Phase 1a as presented in 2007, and also comments on how this was updated for the Edinburgh Tram Business Case Update (2010).
- 4.10 We have reviewed the STAG outputs and have found the scheme appraisal methodology to be in line with standard good practice, and with the requirements of STAG.

#### **Appraisal Refresh**

- 4.11 Atkins recognises that since the STAG appraisal was undertaken that there has been a number of changes in the context within which the appraisal was undertake; most notably within the policy context, and in particular the prominence of carbon abatement policies that have emerged as a result of the Climate Change (Scotland ) Act 2009<sup>5</sup>. There has also been a change in the nature of the options being tested.
- 4.12 It is therefore recommended that consideration is given to refreshing the wider appraisal to ensure that the full benefits of the tram scheme are captured within a contemporary context.

<sup>&</sup>lt;sup>5</sup> http://www.scotland.gov.uk/Topics/Environment/climatechange/scotlands-action/climatechangeact

# 5. The Assumptions Used – Are They Reasonable?

#### The Assumptions Used

- 5.1 A number of assumptions have been made by the JRC in the development of the business case. The key assumptions that we consider to have the most significant influence on the business case relate to the following areas:
  - The composition of the transport network now and in the future;
  - The demand for transport now and in the future; and
  - Traveller responses to the tram.

# The Composition of the Transport Network – Now and in the Future

- 5.2 The modelling tools used by the JRC to generate outputs have been updated periodically to reflect changes in the existing transport network, and the nature of the network in the future. A number of assumptions have been made regarding the infrastructure and operational characteristics for both the highway and public transport components of the transport network.
- 5.3 In order to inform and validate these assumptions the JRC has engaged with a number of key stakeholders who are best placed to provide a view on the scale and magnitude of the variables associated with the transport network. Representatives for the following organisation contributed CEC, SDS tie, Lothian Buses, and Transport Scotland.
- 5.4 On the basis that they had been validated by local stakeholders, we were broadly satisfied with these assumptions, however, it should be noted that we have not undertaken our own detailed review of the model's public transport network representations.

#### Competitive Response from Other Modes

- 5.5 The JRC ran a scenario test on an earlier version of the model (in 2006) to assess the impact of competition on the tram business case. The test assumed that (non-TEL) operators would continue to run the current level of bus service frequency. Tram demand and revenues were most sensitive to a competitive response on sections of the tram network around Leith Walk. There were, however, reductions in patronage on all sections, including the Airport St. Andrew's Square route.
- 5.6 The view of the JRC is that such a competitive response is highly unlikely: the increase in operating costs far outweighed the potential benefits for a competing operator, and "the development of well-balanced bus/tram integration plans would appear to limit the scope for effective competition to a very significant degree."<sup>6</sup>
- 5.7 Given the history of bus operations in Edinburgh, we tend to share this view but with certain caveats. The reduction in bus services on corridors where the tram will run means the tram system must offer at least the same level of reliability as Lothian Buses any failure to do so could quickly lead to dissatisfaction among public transport users, leaving the door open for competitive response from other operators. A 60 year appraisal period also means there is the potential for changes to take place in the operating agreement for bus and tram the integrated approach to fares and overall operations could change in the future in a way that is not anticipated at present leaving a high-cost tram operator exposed in a competitive market.

<sup>&</sup>lt;sup>6</sup> JRC Revenue and Risk Report (Steer Davies Gleave / Colin Buchanan, December 2006)

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5.8 We considered it prudent to recommend a sensitivity test that replicated potential competition for the tram from a bus operator between the city centre and the airport.

#### The Demand for Transport - Now and in the Future

#### **New Development**

- 5.9 The new tram system will open up development opportunities and is considered integral by the City of Edinburgh Council to the future growth of Edinburgh. In turn, the new development will add to the overall patronage of the tram system. Forecasts for the amount of demand that will stem from the new developments have recently been downgraded. This reflects the change in economic conditions since the original modelling was undertaken.
- 5.10 The original development assumptions which were utilised within the 2006 model were updated in 2010 to inform the Business Case refresh and again in 2011 for the most recent TEE analysis.
- 5.11 The existing assumptions reflect the current advice from CEC planners and reflect the need to take account of known changes in development figures and the current economic climate and its impact on development in Edinburgh. An adjustment has also been made to the predicted future patronage forecasts to reflect recession impacts on bus patronage in Edinburgh, this has been derived based on adjustments proposed by TEL that reflect Lothian Buses recent experience of the bus market in Edinburgh.
- 5.12 As identified in Section Three of this report, the delivery of committed major future development (particularly in the north and west of Edinburgh) will drive much of the future demand for the tram.

#### **Development Assumptions**

5.13 Key elements in developing the model included collecting data to input into a base year model and forecasting development in the future years of 2011 and 2031. The development assumptions were made using data available from the City of Edinburgh Council (CEC) via local plans, structure plans, planning applications, and workshops held with Council officials.

#### Future Year Planning Data and Model Development

- 5.14 The model suite the JRC developed was based upon a number of data input variants, these included:
  - TELMoS<sup>7</sup> Data the TELMoS data was used for background developments within the TMfS zones;
  - Major Developments The developments which were considered to be 'major' by CEC were input individually and overrode the TELMoS data for certain zones.

Table 5.1 shows the difference in 2011 development estimates assumed to occur by 2031 when the 'major' development data supplied by CEC overrode that of the TELMoS model.

<sup>&</sup>lt;sup>7</sup> TELMoS (Transport, Economic and Land-Use Model of Scotland), is a multi-purpose forecasting toolkit developed by Transport Scotland to assist in the investigation and assessment of different policies and strategies on land-use and transport provision

	Developme			
Development Type	Total Development Using TELMoS Data <sup>9</sup>	Total Development Using CEC Large Development Data	Difference in Development	
Housing (Units)	50,397	49,992	-400	
Office Business (GFA <sup>10</sup> )	837,211	1,277,808	440,598	
Retail (GFA)	305,847	353,955	48,081	
Commercial / Leisure (GFA)	~	277,750	277,750	
Hotel (Beds)	1,159	5,084	3,925	

Table 5.1 – Changes in Development Estimates<sup>8</sup>

- 5.15 The JRC has established all development assumptions with input from CEC planners; using CEC Development Schedules, which set out all development occurring in the city, and track individual developments which are currently within the CEC planning system.
- 5.16 For each major development assumption the original data has come from a CEC document such as a Local Plan or Structure Plan and has been agreed with or updated by a CEC planning officer.
- 5.17 It was noted by the JRC that the CEC are in the process of producing a Strategic Plan for the city and that these plans often quote high development targets which are ambitious compared to past completion rates. It is the JRC's view that the completion rates utilised within the model replicated historic data rather than the Strategic Plan targets to ensure that prudent levels of growth were utilised within the model.

#### **Changing Development Assumptions**

- 5.18 The original development assumptions which were utilised within the 2006 model were updated in 2010 to inform the Business Case refresh and again in 2011 when the model was used to obtain new BCRs.
- 5.19 The changes in development assumptions which have been incorporated into the business case and the period they were incorporated can be seen in Figure 5.1.
- 5.20 It can be seen from Figure 5.1 that a number of development assumptions have been updated from the original assumptions made in 2006 and the development assumptions being utilised within the 2011 analysis are different in many ways.

<sup>&</sup>lt;sup>8</sup> All data from JRC document 'Future Year Planning Data July 2010 60% WETA.xls'

<sup>&</sup>lt;sup>9</sup> The figures within this column are the total for each type of development if the developments considered to be 'major' by CEC are not used to overwrite TELMos data for the appropriate zones.

<sup>&</sup>lt;sup>10</sup> Gross Floor Area is measures as metres squared





- 5.21 The development assumptions have been updated as it was necessary to take account of known changes in development figures and the current economic conditions and the effect on development induced. An example of this is the patronage forecast for Edinburgh Airport in 2031; patronage was originally estimated at 26 million<sup>11</sup> for the analysis undertaken in 2006 and has been reduced to approximately 17 million<sup>12</sup> for the current analysis.
- 5.22 The development assumptions have been updated in line with the current assumptions of CEC, proposed Masterplans for the area and current build-out assumptions. It has been assumed by the JRC, in consultation with CEC, that although the growth in development has been lowered due to recent economic conditions it is the rate of growth that is the main aspect which will change rather than actual development numbers / size.
- 5.23 Figure 5.2 and 5.3 show the change in residential and commercial development which has been assumed to occur from the original assumptions made for the 2007 business case and the amended assumptions in 2010 taking into account the current economic climate. The development is shown in relation to the west, north, and city centre areas.

<sup>&</sup>lt;sup>11</sup> Source: Aviation White Paper published by the UK Government in 2003

<sup>&</sup>lt;sup>12</sup> Figure interpolated from data supplied by BA for patronage in 2011, 2020, and 2041.





- 5.24 It can be seen from the graphs that the total development estimated to be complete by 2020 is lower for both commercial and residential developments in the 2010 Business Case update and that by 2031 it can be seen that the residential development has 'caught up' with the previous assumptions made in 2007 and that commercial development completions have increased slightly within the 2010 assumptions.
- 5.25 It should be noted that although it has been assumed, in general, that all forecast development will occur by the modelled year of 2031 with regards to the west of Edinburgh the decision made by the JRC was to utilise the 60% WETA estimates. This set of development inputs estimates that 60% of WETA development will be complete by 2031 rather than 100%. This was considered by the JRC and the CEC to be a conservative estimate of growth in the west of Edinburgh and most suitable for the model.
- 5.26 The assumption that development and build rates will increase as the economy recovers are fundamental to the achievement of the assumed development. Give the importance of the major developments (particularly in the north and west of Edinburgh) in driving future demand for the tram we have recommended that a sensitivity test is undertaken to replicate a 'worst case' development scenario.
- 5.27 Although it is accepted that this pessimistic scenario (where none of the major development is delivered) is unlikely to occur we do believe that this provides a tangible context for the assessment of this risk.

#### Ingliston Park and Ride

- 5.28 We have identified in Section Three of this report the importance of the Ingliston Park and Ride site in driving tram demand and we have focussed some of our attention at ensuring that the assumptions within the business case are robust.
- 5.29 The role of high quality Park and Ride, similar to the Ingliston Park and Ride site, in facilitating strong tram demand is apparent in schemes across the UK:
  - The Sheffield Supertram showed the risk inherent in not providing high-quality Park and Ride facilities, which accounted for around 4% of the shortfall in Supertram patronage.

Subsequently, the Sheffield Supertram system has boosted patronage, helped in part by the opening of new Park and Ride sites directly on the Supertram routes: five sites offering a total of more than 1,500 spaces for tram-based park and ride, with trams every ten minutes;

- Nottingham Express Transit has over 3,000 spaces available for tram-based Park and Ride; and
- Tyne and Wear Metro achieves around 80% utilisation of its 2,200 Park and Ride spaces.
- 5.30 There are risks surrounding the forecasting of Park and Ride demand: it is a notoriously difficult to model accurately and can overestimate the abstraction from car where parking is left unconstrained at the city centre destination, or the total journey costs are inaccurately specified.

#### Forecast Park and Ride Demand

5.31 The Edinburgh Tram forecasts are based on a bespoke spreadsheet model out with the high-level VISUM model. The demand forecasts for the Ingliston Park and Ride are presented below:

	Opening Year AM Peak 0700 - 0900	2031 AM Peak 0700 - 0900	Opening Year Inter Peak 1000 - 1200	2031 Inter Peak 1000 - 1200
No Tram	432	790	27	62
With Tram	739	1166	63	69

Table 5.2 - Modelled Inglistion P&R Demand - Inbound to City Centre (Source JRC - June 2011)

5.32 The JRC modelled forecasts inbound demand in the year of opening to be in the order 460 passengers (432<sup>am</sup> + 27<sup>inter peak</sup>). Using vehicle occupancy of 1.15 this gives the number of vehicles to be in the order of 400. Once the JRC applies the recession factor this gives an adjusted forecast of 350 cars parking and using a bus service to the city centre.

#### **Current Bus Based Park and Ride Demand**

- 5.33 The existing demand at Ingliston Park and Ride is in the order of 470 cars per day<sup>13</sup>, this is equivalent to around 540 trips (again using occupancy of 1.15). The JRC have consulted with the Park and Ride operators and they estimate that 2/3 of current demand is destined for the city centre, which equates to around 350 cars parking and using Park and Ride bus services to access the city centre.
- 5.34 This suggests the forecasting model used is giving reasonable estimates of city centre Park and Ride demand.

#### Ingliston Park and Ride - Tram Forecasts 2011 & 2031

5.35 Table 5.4 also presents the JRC's forecast total demand from the Ingliston Park and Ride that will be generated by the introduction of the tram. The uplift in demand has been benchmarked against similar UK scheme and it is also recognised that the JRC have been prudent in assuming in the modelling that there will be no real increase in city centre parking charges, or a reduction in city centre parking capacity.

#### Traveller Responses to the Tram

5.36 Finally, the JRC has made a number of assumptions relating to various parameters that will influence a traveller's propensity to use the tram – these include factors such as the travellers' value of time, the relative attractiveness of the tram as a mode of travel, and the impact of having to interchange.

<sup>&</sup>lt;sup>13</sup> JRC June 2011

<sup>/</sup>Final Report.docx

#### Fares

- 5.37 In relation to fares, the main risk is that they are set too high relative to existing bus fares and for the level of service provided. Additionally, a lack of flexibility and/or integration with bus fares can reduce ridership. When Sheffield Supertram services commenced, premium fares greater than bus fares were charged, but there was an unwillingness to pay for a service that was not perceived as offering reliability. The original forecast of ridership had also assumed an integrated bus and Supertram fare structure that failed to materialise. Issues around fares explained around 3% of the shortfall in Supertram demand relative to forecasts.
- 5.38 The Edinburgh Tram system will benefit from being a fully-integrated system operated by TEL. A consistent approach to pricing means problems experienced in Sheffield are unlikely to be repeated. The potential for shortfall in Edinburgh depends on the quality of service provided, or if the responsiveness of passengers to fare increases is inaccurately forecast. Real fares growth of RPI+1% has been assumed for future year tram and bus forecasts. Average fares per kilometre are consistent with other tram systems: roughly £0.70/km, compared with £0.77/km in Sheffield and £0.75/km in Manchester.
- 5.39 The JRC assessed the elasticity of patronage to real fares growth as part of their risk and revenue forecasting work in 2008. The test assumed fares grow by RPI+1.5% and that the assumption would affect bus and tram users the intention was to establish whether public transport users would switch to car as a result. The sensitivity test on fares showed that relatively few passengers switched to car (i.e. public transport users were unresponsive to small fare increases). The JRC acknowledges that this is due in part to the high mode share of bus in Edinburgh and the existing cost of motoring being high due to parking charges and fuel costs. The JRC also notes anecdotally that "Lothian Buses has experienced minimal patronage loss in response to modest fares rises historically".

#### **Tram Performance**

- 5.40 The performance of the tram system in terms of run times and frequencies is critical to its ability to achieve forecast patronage. Journey times and frequencies were key factors in explaining the poor performance of Sheffield Supertram, together accounting for 16% of the shortfall in demand<sup>14</sup>. Specifically, the model forecasts assumed 30% quicker journey times and 33% higher tram frequencies than were ultimately delivered at the same time as competing bus operators increased substantially the frequency of buses on Supertram corridors. The poor run times relative to the forecasts were due to a number of factors: poor or no priority for trams at signals, over-cautious tram drivers, lengthy dwell times at stops, little run time monitoring, and the failure to take account of the steep gradients on parts of the Supertram network.
- 5.41 The Edinburgh Tram forecast run times are based on Parsons Brinkerhoff designs, supported by VISSIM microsimulation modelling. The models assume that delays to trams are minimised without a significant impact on other traffic, and that full priority is given to tram at junctions. Run times are held fairly constant into the future, reflecting this level of priority a reasonable assumption based on experience elsewhere.
- 5.42 Table 5.5 compares forecast run times and frequencies on the Edinburgh Tram system with observed values on other UK tram systems.

<sup>&</sup>lt;sup>14</sup> The Transport Economist Volume 26 Number 3, Autumn 1999

<sup>/</sup>Final Report.docx

Table 5.3 – Comparison of	Forecast Run Times	with Actual Run Times	on other UK Tram Systems
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Journey time	Edinburgh Tram	Sheffield Supertram	Nottingham	Manchester Metrolink
Speed range, kph (shared track)		10.1 – 22.8	8.8 - 32.0	
Average speed, kph (shared track)	40.05 07.00	17.9	14.8	
Speed range, kph (segregated)	16.25 - 37.09	24.3 - 32.6	22.4 - 60.1	
Average speed, kph (segregated)		28.4	34.7	
Tram frequency	8/16tph	6-10tph	8tph	8-12tph

- 5.43 The proposed tram frequency of 8tph on the outer sections is in line with other systems on the city centre (Haymarket to Ocean Terminal) section it is much higher than elsewhere, reflecting the desire to substantially improve the public transport service in this location, particularly along the congested Princes Street section. The high frequency is also required to ensure that the popular bus services removed from service are adequately replaced.
- 5.44 The run times also look reasonably consistent with other locations although the Sheffield and Nottingham systems both have sections where speeds are substantially lower than the lowest Edinburgh tram, which in part reflects the relatively high proportion of the Edinburgh tram route (particularly for the St Andrew Square option) that runs off street.

#### **Tram Modelling Parameters**

- 5.45 THE JRC has derived key forecast behaviour parameters from stated preference surveys and these include:
  - A value of time of 4.76 pence per minute;
  - Weightings on walk and wait times of 1.91 and 2.55;
  - In vehicle time weightings of 0.75 for rail, 0.77 for tram and 1.00 for bus; and
  - Interchange penalty of 12 minutes.
- 5.46 We have benchmarked the assumptions used by the JRC and are content that they are appropriate for use in the development of the business case. The parameters used to assess the scope for transfer to tram from other modes are cautious compared to similar schemes elsewhere, and we note that there may be some scope for greater shift to tram than has been forecast.
- 5.47 However, in the interest of prudence we also recommended that a sensitivity test was undertaken to assess the impact of lowering the relative attractiveness of the tram as a mode of transport.

# 6. The Outputs – Do They Look Credible?

#### The Outputs From 2011 Analysis

- 6.1 The outputs which the 2011 analysis has supplied can be broken into the following main categories:
  - Tram demand / revenue;
  - Impacts on public transport users;
  - Impacts on road users; and
  - Value for money (TEE tables and BCR).

#### Tram Demand and Revenue

- 6.2 While we have not undertaken a detailed review of tie's 2010 Financial Model, we have sought to reassure ourselves that the demand and revenue figures emerging from the current JRC work can be reconciled with corresponding numbers informing the 2010 financial assessment. This is because the level and profile of demand is critical to the financial performance of the scheme. It is important to ensure that changes and enhancements to the model for the purpose of the current tests have not given rise to a significantly lower set of demand forecasts, potentially contradicting earlier conclusions from the Financial Model in relation to the financial viability of the scheme.
- 6.3 For the two options where a direct comparison can be made, Phase 1a and St Andrew Square, the new demand forecasts are broadly in line with (or – in later years – exceed) the demand levels in the Financial Model, and are therefore consistent with the demand inputs to the Business Case Review of 2010.

#### Impacts on Public Transport Users

- 6.4 In terms of overall public transport demand levels at 2011 we are also satisfied that these appear plausible relative to the observed figures that we understand to have been verified by Lothian Buses during a similar check undertaken at 2010.
- 6.5 In addition to the overall demand levels, we have also examined supporting material (contained within Appendix B, and discussed in Section Three of this report) relating to the scale, distribution and source of demand. We found these outputs broadly plausible, but noted:
  - The unusually high proportion of those forecast to use tram whose previous mode was car (for the St. Andrew Square option of the order of 40%). This is only likely to be deliverable with the level of quality of service (both for those switching directly to tram, or those using P&R) envisaged within the model, in terms of comfort, journey time and reliability; and
  - The prominence of 'counter-peak' movement with the St Andrew Square option, with a significant element of demand travelling outbound from the city centre in the morning peak to access areas such as Edinburgh Park.

#### Impacts on Road Users

- 6.6 We have reviewed the emerging TEE tables (as set on the next page) and a number of supporting outputs relating to the level and distribution of impacts upon both users and non-users of the scheme. We have found these broadly plausible, but as identified in Section Four when we discussed the model we would make the following observations:
  - The distribution of non-user impacts (impacts upon car users) appears broadly in line with expectations. However, in our experience the overall level is difficult to quantify, and we would view this as particularly the case with the tools used for this assessment, given some of the weaknesses in the highway element of the model. For this reason we would express caution in comparing the relative merits of options where non-user benefits form a key

component. The JRC team has stated that no future junction optimisation has taken place to address specific points of congestion due to traffic re-assignment, and we accept that this may over-state disbenefits (particularly on the Phase 1a assessment).

• We believe the level and distribution of user benefits look broadly plausible. These benefits will however be driven directly by the level of demand for, and transfer to tram, and are therefore sensitive to issues such as future development and propensity to switch. This has been explored through sensitivity testing.

#### Value for Money

- 6.7 A benefit to cost ratio of less than one suggests that the economic return would be less that the investment, even when appraised over 60 years. The BCR of the options taking into account the full costs and benefits have been found in the current analysis to be less than 1. In other words completing the project will incur more expenditure with an overall return of less than one.
- 6.8 However, to abandon a scheme where such a large proportion of the costs have been sunk would represent a zero-return on a large investment. In this case when the analysis is being carried out after sunk costs have occurred it is conventional and reasonable (as set out in STAG and WebTAG appraisal guidance) to account for sunk costs in the scheme appraisal for a fair comparison between investment opportunities.
- 6.9 The analysis if JRC's updated business case also appraises the full benefits against only the costs of completion and operation then the BCRs for the three options are:
  - The full Phase1a, Edinburgh Airport to Newhaven, BCR = 1.30
  - Truncated Phase 1a, Edinburgh Airport to St Andrew Square, BCR = 1.85
  - Truncated Phase 1a, Edinburgh Airport to Foot of the Walk, BCR = 1.21
- 6.10 We would however express caution in using the relative BCRs for the three options tested to inform decision-making on the relative merits of the alternative options, particularly in light of the significant differential performance in terms of non-user impacts, and the degree of confidence which can be attached to this element of the appraisal.

	Revised Phase 1a		St Andrew Square		Foot of the Walk	
£m Present Value, 2002 prices	Full Costs	Minus Sunk Costs	Full Costs	Minus Sunk Costs	Full Costs	Minus Sunk Costs
Public transport user benefits	541	541	340	340	493	493
Other road user benefits	-196	-196	74	74	-156	-156
Private sector provider effects	81	81	68	68	60	60
PV of Scheme Benefits	427	427	482	482	397	397
PV of Scheme Costs	663	327	597	261	707	329
Net PV	-237	100	-115	221	-310	68
Benefit Cost Ratio to Government	0.64	1.30	0.81	1.85	0.56	1.21

Table 6.1 - Updated TEE Outputs (Source – JRC, June 2011)

# 7. Risk and Uncertainty

#### **Risks & Uncertainty**

7.1 The audit has established that there are a number of specific areas in the business case where there is a degree of risk and uncertainty, as with any modelling work.

#### Sensitivity Testing

7.2 Below we summarise our areas of concern, and the outputs from the sensitivity testing that was undertaken to help quantify the impact of these risks on the business case.

#### **New Committed Development**

- 7.3 The analysis suggests that much of the future demand / benefit relates to new committed development, this is an area of inevitable uncertainty which could have a possible impact on revenue and the economic case for the tram scheme.
- 7.4 A 'worst case' zero growth sensitivity has demonstrated that the tram demand would reduce by around one-third in 2031.

#### Competition

- 7.5 There is a risk that a bus operator could establish a service to run in competition with the tram between the city centre and the airport, and a sensitivity test has been undertaken to replicate this by using the Service 100 as a proxy for competition.
- 7.6 The outputs from the sensitivity testing suggest that tram revenue would decrease by around 6%.

#### Levels of Service

- 7.7 Much will depend on the relative 'levels of service' the tram provides the travelling public. A sensitivity test has been undertaken to replicate a less favourable differential for the tram when compared with the bus.
- 7.8 The sensitivity shows that the tram demand and revenue could reduce by around 12%.

#### Impacts on Benefit Costs Ratio for St Andrew Square Option

7.9 The relative impacts of these sensitivity tests on the BCR are presented in Table 7.1 for St Andrew Square. It can be seen that even allowing for these downbeat assumptions, once sunk costs are taken account of, there remains an economic case for the St Andrew Square option, on the basis that each of these pessimistic tests still delivers a BCR of greater than 1.

#### Table 7.1 – Impact of Sensitivity Tests on BCR for St Andrew Square Option (Source – JRC, June 2011)

£m Present Value, 2002	St Andrew Square						
prices	Minus Sunk Costs	Mode Constant Increased	Competition	Zero Growth			
Public transport user benefits	340	289	362	227			
Other road user benefits	74	47	74	49			
Private sector provider effects	68	64	76	45			
PV of Scheme Benefits	482	400	511	321			
PV of Scheme Costs	261	281	358	290			
Net PV	221	119	154	32			
Benefit Cost Ratio to Government	1.85	1.42	1.43	1.11			

## 8. Conclusions

#### **Business Case Audit**

- 8.1 This audit has provided a review of historic and current business case work undertaken by the JRC for the Edinburgh Tram.
- 8.2 It has asked and answered three questions:
  - The tools used are they fit for purpose?
  - The assumptions used are they reasonable?
  - The outputs do they look credible?

#### The Tools Used - Are They Fit for Purpose?

- 8.3 Our overall assessment of the HLM is that it is an appropriate tool for the purposes of informing the TEE / BCR assessment. We have however identified some areas of relative weakness (not unusual in a model of this size and complexity), which we have used to interpret output and influence the focus of sensitivity testing requested.
- 8.4 We have reviewed the STAG outputs and have found the scheme appraisal methodology to be in line with standard good practice, and with the requirements of STAG.
- 8.5 Atkins recognises that since the STAG appraisal was undertaken that there has been a number of changes in the context within which the appraisal was undertake; most notably within the policy context, and in particular the prominence of carbon abatement policies that have emerged as a result of the Climate Change (Scotland ) Act 2009. There has also been a change in the options being tested.
- 8.6 We believe that the STAG indicators that have not been updated as part of the recent work may be expected to be the same as before, or indeed, in some cases, stronger. It is therefore recommended that consideration is given to refreshing the wider appraisal to ensure that the full benefits of the tram scheme are captured within a contemporary context.

#### The Assumptions Used – Are They Reasonable?

8.7 We have benchmarked the assumptions used by the JRC and are content that they are appropriate for use in the development of the business case. The parameters used to assess the scope for transfer to tram from other modes are cautious compared to similar schemes elsewhere, and we note that there may be some scope for greater shift to tram than has been forecast.

#### The Outputs - Do They Look Credible?

- 8.8 We have reviewed the emerging TEE tables and a number of supporting outputs relating to the level and distribution of impacts upon both users and non-users of the scheme. We have found these broadly plausible, but would make the following observations:
  - The distribution of non-user impacts (impacts upon car users) appears broadly in line with expectations. However, in our experience the overall level is difficult to quantify, and we would view this as particularly the case with the tools used for this assessment, given some of the weaknesses in the highway element of the model. For this reason we would express caution in comparing the relative merits of options where non-user benefits form a key component. The JRC team has stated that no future junction optimisation has taken place to address specific points of congestion due to traffic re-assignment, and we accept that this may over-state disbenefits (particularly on the Phase 1a assessment).
  - We believe the level and distribution of user benefits look broadly plausible. These benefits will however be driven directly by the level of demand for, and transfer to tram, and are therefore sensitive to issues such as future development and propensity to switch. This has been explored through sensitivity testing.

#### **Risk and Uncertainty**

- 8.9 We have identified three key areas of risk and uncertainty that could have an impact on the business case. These relate to new committed development, potential competition, and the level of service provided by the tram.
- 8.10 Even allowing for downbeat assumptions, once sunk costs are taken account of, there remains an economic case for the St Andrew Square option.

#### Conclusions

- 8.11 Our overall conclusions from our review are:
  - The tools and assumptions adopted and the outputs from the analysis are broadly fit for purpose, in line with our expectations, and comparable to experience on other schemes.
  - We have identified a number of areas of risk and uncertainty. Sensitivity testing has been
    used to quantify the impact of these areas of risk and uncertainty on the business case for
    the St Andrew Square option. Even allowing for these downbeat assumptions, once sunk
    costs are taken account of, there remains an economic case for the St Andrew Square
    option, on the basis that each of these pessimistic tests still delivers a BCR of greater than 1.

# Appendix A - Data and Report Inputs

Table A.1 - Data and Report Inputs						
Title	Author	т				

Year		Title	Author	Туре	Date Received					
Business Case Documents										
Oct 2006	JRC Ed Case P	dinburgh Tram – Overall Presentation	JRC	Doc	19.04.11					
Dec 2007	Edinbu Busine	rgh Tram Network – Final ss Case Version 2	tie	Doc	07.04.11					
2010	Edinbu Update	rgh Tram – Business Case 2010	Edinburgh Tram	Doc	07.04.11					
2007	Final B Commo Strateg	usiness Case Appendix IV unications and Stakeholder y	tie	Doc	28.04.11					
Audit Scotland Documer	nts									
June 2007		Audit Scotland Edinburgh Transport Projects Review	Audit Scotland	Doc	14.04.11					
Feb 2011		Audit Scotland Edinburgh Trams Interim Report	Audit Scotland	Doc	14.04.11					
CEC Documents										
Jan 2003		CEC Council Committee Report – Edinburgh Tram Network	CEC	Doc	28.04.11					
Feb 2010		Edinburgh Tram – Council Decisions 2003 until 2010	Edinburgh Tram	Doc	28.04.11					
2010		CEC Transport 2030 Vision	CEC	Doc	28.04.11					
Apr 2011		West Edinburgh Draft Business Plan	CEC	Doc	04.05.11					
2011		CEC Council Committee Edinburgh Tram Update 16.05.11	CEC	Doc	23.05.11					
2011		CEC Council Committee Edinburgh Tram Update Committee Minutes 16.05.11	CEC	Doc	23.05.11					
Development Document	s									
2006		Edinburgh Major Development Projects 2006 – City Centre	CEC	Doc	05.05.11					
2006		Edinburgh Major Development Projects 2006 – West Edinburgh	CEC	Doc	05.05.11					
2006		Edinburgh Major Development Projects 2006 – South East Edinburgh	CEC	Doc	05.05.11					
2006		Edinburgh Major Development Projects 2006 – North Edinburgh	CEC	Doc	05.05.11					
2006		Edinburgh Major Development Projects	CEC	Doc	05.05.11					

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	2006 – Intro (summary)								
Feb 2010	Edinburgh Housing Market Monitoring Report	CEC	Doc	28.04.11					
Apr 2011	Edinburgh International Action Plan	CEC	XIs	04.05.11					
Apr 2011	Edinburgh International Implementation Plan	CEC	Doc	04.05.11					
2006	Development Assessment for Tram Transport Model	JRC	XIs	06.05.11					
2011	Development Monitor Tables Housing	CEC	Xls	06.05.11					
Mar 2009	Scottish Enterprise East Region Economic Review	Scottish Enterprise	Doc	28.04.11					
Mar 2011	Economic Performance Indicators (march 2011 Update)	Scot Govt	Doc	28.04.11					
2010	Retail Development Schedule	CEC	PDF	06.05.11					
2010	Student Housing Development	CEC	PDF	06.05.11					
2010	Hotel Development Schedule	CEC	PDF	06.05.11					
2010	Leisure Development Schedule	CEC	PDF	06.05.11					
2010	Office Schedule	CEC	PDF	06.05.11					
2010	Industry 2010 Completions and Planned Tables	CEC	PDF	06.05.11					
2010	Industrial schedule 2010	CEC	Doc	06.05.11					
STAG Documents	-	rd							
Nov 2003	STAG2 Appraisal Line 1 - 2003	tie	Doc	28.04.11					
Nov 2003	STAG2 Appraisal Line 1 - Appendices	tie	Doc	28.04.11					
Dec 2007	Edinburgh Tram Network STAG2 Appraisal Report	JRC	Doc	28.04.11					
Dec 2007	Edinburgh Tram Network STAG2 Appraisal Appendix	JRC	Doc	28.04.11					
Miscellaneous Documents	Miscellaneous Documents								
Dec 2008	Infraco Contract Summary	Edinburgh Tram	Doc	28.04.11					
Dec 2005	Edinburgh Tram Noise and Vibration Policy	Edinburgh Tram	Doc	28.04.11					
2006	TEL Planning of the Future – Strategic Business Plan	TEL	Doc	28.04.11					

JRC Data				
Due Diligence				
Dec 2006	Model Construction and Application – Due Diligence Report	Scott Wilson	Doc	14.04.11
Dec 2006	Model Construction and Application – Due Diligence Summary Report	Scott Wilson	Doc	14.04.11
Mar 2008	Model Construction and Application – Due Diligence Update	Scott Wilson	Doc	14.04.11
*	Appendix A Highway Model Screenline Performance	~	Tab	14.04.11
	Comparison Between Different Models	~	Tab	14.04.11
~	Appendix B – Low Level Models	~	Tab	14.04.11
June 2008	Modelling Technical Note	Halcrow	Doc	14.04.11
Planning Data	3-			
2006	Future Year Trip Attraction	CEC / JRC	XIs	14.04.11
2010	Future Year Planning Data July 2010 60% WETA	CEC / JRC	XIs	14.04.11
2010	Future Year Planning Data July 2010 full WETA	CEC / JRC	XIs	14.04.11
2010	Future Year Planning Data July 2010 no WETA	CEC / JRC	XIs	14.04.11
Risk Revenue Reports				
2006	JRC Patronage & Revenue Risk Register	SDG	Tab	14.04.11
Dec 2006	Revenue & Risk Report 2006	JRC	Doc	14.04.11
Dec 2008	Revenue & Risk Report 2008	JRC	Doc	14.04.11
Validation Reports				
Nov 2006	VISUM model calibration and validation report 2006	JRC	Doc	14.04.11
Nov 2006	VISUM model calibration and validation report – Appendices 2006	JRC	Doc	14.04.11
Nov 2006	VISSIM model calibration and validation report 2008	JRC	Doc	14.04.11
Mar 2007	Scott Wilson Edinburgh Tram TSS – Response to JRC Comments on Due Diligence	Scott Wilson	Doc	14.04.11
Mar 2007	TSS Comment and	Scott	Doc	14.04.11

		12 March 19		
	Responses Table	Wilson		_
Apr 2008	Vissim model calibration and validation report	JRC	Doc	14.04.11
Apr 2008	Visum model calibration and validation report	JRC	Doc	14.04.11
Apr 2008	Visum model calibration and validation report - Appendices	JRC	Doc	14.04.11
Other Reports				
Mar 2006	Edinburgh Tram Stated Preference Report	SDG	Doc	14.04.11
Oct 2008	Progression of forecasts from previous Revenue & Risk Report	SDG	Doc	14.04.11
Sep 2010	Updated Tram Patronage & Revenue Forecasting	JRC	Doc	14.04.11
Financial Model	· ·	•		•
2010	TEL Business Plan 2010 St Andrew Square	JRC	Xls	
2010	TEL Business Plan 2010 Phase A1	JRC	Xls	
2010	Guide to Financial Model	TEL	PPT	
2004	Preliminary Financial Case – Line 1 2004	tie	Doc	28.04.11
2004	Preliminary Financial Case – Line 2 2004	tie	Doc	28.04.11
2010	TEL Business Plan Update 2010 - Presentation	TEL	PPT	14.04.11
2010	TEL Business Plan Update 2010 – Presentation Figures / Graphs	TEL	PPT	14.04.11
JRC 2011 Analysis				
2011	JRC Proposal for Updated Business case	JRC	Doc	14.04.11
2011	Programme for Edinburgh Tram Updated Business Case	JRC	Doc	19.04.11
2011	Key Modelling Appraisal Assumptions – High Level 2011	JRC	Doc	26.04.11
2011	Trip Ends (Zip File)	JRC	Zip	09.05.11
2011	Business Case Schedule & Key Assumptions	JRC	Doc	13.05.11
2011	P&R Summary	JRC	XIs	20.05.11
2011	JRC – Response to Atkins Memo of 11 May	JRC	Doc	23.05.11
2011	2011 AM DS Park & Ride	JRC	XIs	31.05.11

		1. A.	2	
2011	Edinburgh Tram Business Case Update Draft Results Presentation	JRC	Doc	03.06.11
2011	Edinburgh Tram Business Case Update Draft Results Presentation	JRC	PPT	07.06.11
2011	JRC Forecast and Economic Output Phase 1a	JRC	Doc	06.06.11
2011	JRC Forecast and Economic Output St Andrew Square	JRC	Doc	06.06.11
2011	VISUM Tram Journey Times	JRC	XIs	06.06.11
2011	JRC Response to clarification questions - 7th June	JRC	Doc	08.06.11
2011	NUB Delay Plots	JRC	Doc	08.06.11
2011	Edinburgh Tram Business Case Update Draft results (Maps)	JRC	PPT	08.06.11
2011	Additional Information and Clarifications Presentation	JRC	PPT	08.06.11
2011	Edinburgh Tram Draft Appraisal Results as of Wednesday 15th June	JRC	PPT	15.06.11
2011	Edinburgh Tram Demand Growth Sensitivity	JRC	XIs	15.06.11
2011	Edinburgh Tram Financial Performance St Andrew Square	JRC	XIs	16.06.11
2011	Edinburgh Tram Draft Appraisal Results as of Wednesday 20th June	JRC	PPT	20.06.11
2011	Copy of bus cost comparisons	JRC	XIs	21.06.11
2011	Bus Savings Calculations	JRC	XIs	21.06.11
2011	Edinburgh Tram Draft Appraisal Results as of Wednesday 15th June	JRC	PPT	21.06.11
2011	Edinburgh Tram Summary Outputs for Atkins	JRC	PPT	21.06.11
2011	Edinburgh Tram Summary Outputs for Atkins	JRC	XIs	21.06.11
2011	Edinburgh Tram Financial Analysis St Andrew Square	JRC	XIs	22.06.11
2011	Edinburgh Tram Draft Appraisal Results as of Wednesday 28th June	JRC	PP	28.06.11
2011	Edinburgh Tram JRC Standard Outputs	JRC	XIs	28.06.11

# Appendix B – JRC Standard Outputs

Edinburgh Tram Joint Revenue Committee											
Standard Output TEMPLATE											
FILENAME:	Standard_Outputs_	S80d_150611.xls			User:	ftorres					
<u>Test ID:</u> <u>Test Name:</u> Comment:	S80d Full Scheme (1 All revenues in Full scheme (1a	a) Option 2005 prices a) option - With	Gogar; With Egip	)							
Date/Time:	15 June 2011										
Parameters/Assumptions:	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Recesion and street works factors Ramp-up profile (2011 start date) Ramp-up profile (2014 start date)	88.7% 75.0% 0.0%	87.3% 85.0% 0.0%	88.7% 92.0% 0.0%	90.0% 97.0% 75.0%	91.4% 99.0% 85.0%	92.8% 100.0% 92.0%	94.2% 100.0% 97.0%	95.7% 100.0% 99.0%	97.1% 100.0% 100.0%	98.6% 100.0% 100.0%	100.0% 100.0% 100.0%

Steer Edinburg Forecasts	davies gleave h Tram Joint Revenue Committee and Economic Outputs		Test Name: Date:Time: Ramp:Up Recession impacts	S80d Full Scheme (1a) Option 15/06/2011 Included (2011 start) S. <u>Excluded</u>	
TRAM P	ATRONAGE AND REVENUE MODE SHIF	<b>T</b>	2011		2017
2011 Fore Segment	cast Patronage (Hierarchical) by Geographical	Segment (1,000 pax per year)			Δ Car &
Number	Segment Description	Tram	ΔBus	∆ Rail	Redistributed
SEG01	Airport to Catchment	328	-263	0	-65
SEG02 SEG03	Catchment to Airport	281	-175	0	-107 -321
SEG04	Catchment to Ingliston	17	-6	0	-11
SEG05	Granton Corridor to Catchment Catchment to Granton Corridor	183	-161	-2	-20
SEG07	Leith Corridor to Catchment	3,518	-3,258	-18	-242
SEG08 SEG09	Catchment to Leith Corridor Gyle to Catchment	2,187 884	-2,074 -699		-106 -136
SEG10	Catchment to Gyle	1,340	-1,030	-57	-254
SEG11 SEG12	Murrayfield to Catchment Catchment to Murrayfield	1,040	-895		-146
SEG13	City Centre to Catchment	1,744	-1,525	-55	-163
SEG14 SEG15	Catchment to City Centre	3,709	-3,111		-541
SEG16		0	0	0	0
SEG17 SEG18	External to Calchment	1.914	-1.128	271	-1.057
SEG19	Catchment to External	1,614	-1,024	114_	-704
SEG20	External to External	127	-412	426	-2 736
06021	Autouneys	11,002	-0,432	420	
2011 Fore	cast Revenue by Geographical Segment (£1.00	0 per vear (2005 prices))			
Segment Number	Segment Description	Tram	ΔBus	∆ Rail	
SEG01	Airport to Catchment	241	-199	0	
SEG02	Catchment to Airport	206	-132	0	
SEG03 SEG04	Catchment to Ingliston	329 12	-97 -5	0 0	
SEG05	Granton Corridor to Catchment	135	-122	-2	
SEG06 SEG07	Catchment to Granton Corridor Leith Corridor to Catchment	2.584	-2.467		
SEG08	Catchment to Leith Corridor	1,607	-1,571	-10	
SEG09 SEG10	Gyle to Catchment Catchment to Gyle	649 984	-529	-56 -69	
SEG11	Murrayfield to Catchment	764	-677	0	
SEG12	Catchment to Murrayfield	369	-334		
SEG14	Catchment to City Centre	2,724	-2,355	-61	
SEG15		0	0	0	
SEG10		0	0	0	
SEG18	External to Catchment	1,406	-854	885	
SEG19 SEG20	External to External	94	-775 -312	-132	
SEG21	All journeys	8,668	-7,187	965	
2031 Fore	cast Patronage (Hierarchical) by Geographical	Segment (1,000 pax per year)			
Segment Number	Segment Description	Tram	ΔBus	Δ Rail	Redistributed
SEG01	Airport to Catchment	602	-422	0	-180
SEG02	Catchment to Airport	590	-318	0	-272
SEG04	Catchment to ingliston	300	48	0	-348
SEG05	Granton Corridor to Catchment	533	-360	4 3	-169
SEG07	Leith Conidor to Catchment	8,898	-8,186		-645
SEG08	Catchment to Leith Corridor	4,724	-4,488	-21	-215
SEG10	Catchment to Gyle	3,373	-2,568	-135	-209 -619
SEG11	Murrayfield to Catchment	1,682	-1,512	-3	-167
SEG12 SEG13	City Centre to Catchment	3,575	-049 -3,116	-157	-00
SEG14	Catchment to City Centre	8,384	-7,226	-149	-1,009
SEG15 SEG16		0	0	0	0
SEG17		0	0	0	0
SEG18 SEG19	External to Catchment Catchment to External	4,991 3.618	-2,965 -2,730	816 219	-2,842
SEG20	External to External	222	-822	132	467
SEG21	All journeys	27,446	-22,192	800	-6,054
2024 5	east Pauseus hu Groupe bla 1 a	0 portugat [2007 1 2			
Segment	cast Revenue by Geographical Segment (£1,00	o per year (2005 prices))	1747 - 1760 C	the maintenant of	
Number	Segment Description	Tram	∆ Bus	∆ Rail	
SEG01	Airport to Catchment	540	-390	0	
SEG02	Ingliston to Catchment	528	-294 -314	0	
SEG04	Catchment to Ingliston	269	44	0	
SEG06	Catchment to Granton Corridor	478 288	-253	-10 -6	
SEG07	Leith Corridor to Catchment	7,974	-7,563	-140	
SEG08 SEG09	Gatchment to Leith Corridor Gyle to Catchment	4,233	-4,147 -1,606	-40 -254	
SEG10	Catchment to Gyle	3,023	-2,372	-375	
SEG11 SEG12	Murraylield to Catchment Catchment to Murraylield	1,508	-1,397 -784	-5	
SEG13	City Centre to Catchment	3,204	-2,879	-305	
SEG14 SEG15	Catchment to City Centre	7,513	-6,676	-278	
SEG16		0	0	0	
SEG17	External to Catchment	0			
SEG19	Catchment to External	3,242	-2,523	1,637	
SEG20	External to External	199	-759	-1,144	
SEG21	Aujourneys	24,595	-20,502	4,000	











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Standard Output TEMPLATE											
FILENAME:	FILENAME: Standard_Outputs_SB1a_130611.xls			User:	ftorres						
<u>Test ID:</u> <u>Test Name:</u> Comment:	SB1a St. Andrew Squ All revenues in St. Andrew opti	are 2005 prices on - With Goga	r; With Egip								
Date/Time:	13 June 2011										
Parameters/Assumptions:	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Recesion and street works factors Ramp-up profile (2011 start date) Ramp-up profile (2014 start date)	88.7% 75.0% 0.0%	87.3% 85.0% 0.0%	88.7% 92.0% 0.0%	90.0% 97.0% 75.0%	91.4% 99.0% 85.0%	92.8% 100.0% 92.0%	94.2% 100.0% 97.0%	95.7% 100.0% 99.0%	97.1% 100.0% 100.0%	98.6% 100.0% 100.0%	100.0% 100.0% 100.0%

Steer Edinburg Forecasts	davies gleave h Tram Joint Revenue Committee and Economic Outputs		Test description: Test ID Test Name: Date/Time Ramp-Up Recession impact	SB1a St. Andrew Square 13/06/2011 Included (2011 start) S. Excluded	
TRAM P	ATRONAGE AND REVENUE MODE SHIP	<b>T</b>	2011	-3011	atriv
2011 Fore Segment	cast Patronage (Hierarchical) by Geographical	Segment (1,000 pax per year)			Δ Car &
Number	Segment Description	Tram	ΔBus	∆ Rail	Redistributed
SEG01	Airport to Catchment	318	-234	0	-84
SEG02	Catchment to Airport	267	-136	0	-131
SEG04	Catchment to Ingliston	17	-6	0	-10
SEG05	Granton Corridor to Catchment	111	-80	-2	-29
SEG06 SEG07	Leith Corridor to Catchment	258	-02		-158
SEG08	Catchment to Leith Corridor	103	-90	-1	-12
SEG09 SEG10	Gyle to Catchment Catchment to Gyle	734 996	-564 -730	-50 -42	-120 -224
SEG11	Murrayfield to Catchment	879	-784	0	-95
SEG12 SEG13	Catchment to Murrayfield City Centre to Catchment	391	-344 -706		-43
SEG14	Catchment to City Centre	1,818	-1,222	-58	-538
SEG15		0	0	0	0
SEG17		0		0	0
SEG18	External to Catchment	1,210	-534	168	-844
SEG20	External to External	708	-500	105	-313
SEG21	All journeys	5,666	-3,767	321	-2,220
		a		· · <u> </u>	
2011 Fores	cast Revenue by Geographical Segment (£1.00	00 per vear [2005 prices])			
Number	Segment Description	Tram	ΔBus	Δ Rail	
SEG01	Airport to Catchment	233	-177	0	
SEG02	Catchment to Airport	196	-103	0	
SEG03 SEG04	Ingliston to Catchment Catchment to Ingliston	329 12	-95 -5	0	
SEG05	Granton Corridor to Catchment	81	-60		
SEG06	Catchment to Granton Corridor	58	-47		
SEG07	Catchment to Leith Corridor	190 76	-68	-3 -3	
SEG09	Gyle to Catchment	539	-427	-62	
SEG10	Catchment to Gyle	731			
SEG12	Catchment to Murrayfield	287	-261	-5	
SEG13	City Centre to Catchment	677	-535	-62	
SEG14 SEG15	Catchment to City Centre	1,335			
SEG16		0	ŏ	õ	
SEG17	E de California	0	0	0	
SEG18 SEG19	External to Catchment Catchment to External	520	-404 -379	823 368	
SEG20	External to External	57	-108	-230	
SEG21	All journeys	4,161	-2,852	831	
2031 Fore	cast Patronage (Hierarchical) by Geographical	Segment (1,000 pax per year)			A Car 8
Number	Segment Description	Tram	ΔBus	∆ Rail	Redistributed
SEG01	Airport to Catchment	574	-372	0	-203
SEG02	Catchment to Airport	548	-246	0	-301
SEG03 SEG04	Ingliston to Catchment Catchment to ingliston	1,220	-311	0	-910
SEG05	Granton Corridor to Catchment	280	-152		-123
SEG06	Catchment to Granton Corridor	185	-130		-52
SEG08	Catchment to Leith Corridor	261	-133	-0 -8	-120
SEG09	Gyle to Catchment	1,511	-1,139	-157	-215
SEG10 SEG11	Gatchment to Gyle Murravfield to Catchment	1,885	-1,402	-145	-338
SEG12	Catchment to Murrayfield	644	-551	6	-87
SEG13	City Centre to Catchment	1,740	-1,239	-167	-334
SEG15	Carvingairin Cità Canta	<u></u>	0		
SEG16		0	0	0	0
SEG17 SEG18	External to Catchment	0 2.546	-1.051	0	0 -2 198
SEG19	Catchment to External	1,374	-951	160	-583
SEG20	External to External	99	-437	79	259
SEG21	All journeys	11,293	-7,131	602	-4,764
2031 Ear	east Davanue hu Ganayankinal Compart (54 A	In nor year (2005 prices)			
Segment	cast Revenue by Geographical Segment (£1,00	o per year (2005 prices))			
Number	Segment Description	Tram	∆ Bus	∆ Rail	
SEG01	Airport to Catchment	515	-344	0	
SEG02	Catchment to Airport Ingliston to Catchment	491	-228	0	
SEG04	Catchment to Ingliston	229	101	0	
SEG05	Granton Corridor to Catchment	251	-140	-11	
SEG06 SEG07	Leith Conidor to Catchment	166	-120	-5	
SEG08	Catchment to Leith Corridor	234	-123	-17	
SEG09	Gyle to Catchment	1,354	-1,052	-305	
SEG10 SEG11	Murrayfield to Catchment	1,089	-1,295	-305	
SEG12	Catchment to Murrayfield	577	-509	-12	
SEG13	City Centre to Catchment	1,559	-1,145	-338	
SEG14 SEG15	Calonment to City Centre	3,133	-2,161		
SEG16		0	0	õ	
SEG17	External to Catchment	0		0	
SEG18	Catchment to External	1,231	-879	4,000	
SEG20	External to External	88	-404	-1,514	
SEG21	All journeys	10,120	-6,588	3,217	











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Edinburgh Tram Joint Re	venue Comm	nittee									
Standard Output TEMPLATE											
FILENAME:	Standard_Outputs_	SC1_130611.xls			User:	ftorres					
Test ID: Test Name: Comment:	SC1 Foot of the Wal All revenues in Foot of the Wal	k Option 2005 prices k option - Witho	out Gogar; With	Egip							
Date/Time:	13 June 2011										
Parameters/Assumptions:	2011	2012	2042	2014	2045	2016	2047	2019	2010	2020	2024
Recesion and street works factors Ramp-up profile (2011 start date) Ramp-up profile (2014 start date)	2011 88.7% 75.0% 0.0%	87.3% 85.0% 0.0%	88.7% 92.0% 0.0%	90.0% 97.0% 75.0%	91.4% 99.0% 85.0%	92.8% 100.0% 92.0%	94.2% 100.0% 97.0%	95.7% 100.0% 99.0%	97.1% 100.0% 100.0%	98.6% 100.0% 100.0%	100.0% 100.0% 100.0%

Steer Edinburg Forecasts	davies gleave h Tram Joint Revenue Committee and Economic Outputs		Test description Test ID: Test Name: Date/Time Ramp/Up. Recession impact	SC1 Foot of the Walk Option 13/06/2011 Included (2011 start) s. <u>Excluded</u>	
TRAM P	ATRONAGE AND REVENUE MODE SHIF	L. Jane	2011	SWIT	3017
2011 Fore Segment	cast Patronage (Hierarchical) by Geographical S	Segment (1,000 pax per year)			Δ Car &
Number	Segment Description	Tram	Δ Bus	∆ Rail	Redistributed
SEG01	Airport to Catchment	328	-256	0	-72
SEG02	Catchment to Airport	281	-168	0	-112
SEG04	Catchment to Ingliston	17	-6	0	-11
SEG05	Granton Corridor to Catchment	154	-132	-2	-21
SEG06 SEG07	Leith Corridor to Catchment	1,808	-1,582	-18	-18 -208
SEG08	Catchment to Leith Corridor	863	-789	-7	-67
SEG09 SEG10	Gyle to Catchment Catchment to Gyle	1,202	-641 -915	-48 -60	-123 -228
SEG11	Murrayfield to Catchment	888	-789	0	-100
SEG12 SEG13	Catchment to Murrayfield City Centre to Catchment	391	-351		-37
SEG14	Catchment to City Centre	2,925	-2,351	-55	-519
SEG15		0	0	0	0
SEG17		Ö	0	0	0
SEG18	External to Catchment	1,346	-752	281	-876
SEG19 SEG20	External to External	107	-538 -429	154	-535
SEG21	All journeys	8,201	-6,375	410	-2,236
2011 Fore	cast Revenue by Geographical Segment (£1.000	per year (2005 prices))			
Segment Number	Segment Description	Tram	ΔBus	Δ Rail	
SEG01	Airport to Catchment	241	-194	0	
SEG02 SEG03	Catchment to Airport	206	-128		
SEG04	Catchment to Ingliston	13	-5	0	
SEG05	Granton Corridor to Catchment Catchment to Granton Corridor	113	-100	-2	
SEG07	Leith Conidor to Catchment	1,328	-1,197	-26	
SEG08	Catchment to Leith Corridor	634 505	-598		
SEG10	Catchment to Gyle	883	-465 -693	-55 -73	
SEG11	Murrayfield to Catchment	652	-597	0	
SEG12 SEG13	Catchment to Murrayfield	287	-265		
SEG14	Catchment to City Centre	2,149	-1,780	-59	
SEG15		0	0	0	
SEG17		0	ő	0	
SEG18	External to Catchment	989	-569	869	
SEG20	External to External	79	-407	-170	
SEG21	All journeys	6,023	-4,827	921	
2031 Fore	cast Patronage (Hierarchical) by Geographical S	Segment (1,000 pax per year)			
Segment Number	Segment Description	Tram	ΔBus	∆ Rail	∆ Car & Redistributed
SEG01	Airport to Catchment	600	-413	0	-187
SEG02	Catchment to Airport	1 255	-303		-286
SEG04	Catchment to ingliston	297	66	0	-363
SEG05	Granton Corridor to Catchment	467	-247	4	-216
SEG06	Leith Comidor to Catchment	3,511	-2,663		-781
SEG08	Catchment to Leith Corridor	1,489	-1,240	-20	-229
SEG09 SEG10	Gyle to Catchment Catchment to Gyle	1,842	-1,501 -1,991	-143	-198 -603
SEG11	Murrayfield to Catchment	1,423	-1,277	-104	-142
SEG12	Catchment to Murrayfield	677	-622	-7	-48
SEG14	Catchment to City Centre	2,490 5,480	-4,244	-156	-1,079
SEG15		0	0	0	0
SEG16 SEG17		0	0	0	0
SEG18	External to Catchment	3,002	-1,464	681	-2,220
SEG19	Catchment to External	1,836	-1,147	153	-842
SEG20 SEG21	All journeys	136	-11.956		-5.186
2031 Fore Segment Number	cast Revenue by Geographical Segment (£1,000 Segment Description	) per year (2005 prices)) Tram	∆ Bus	∆Rail	
SEG01	Airport to Catchment	538	-382	0	
SEG02	Catchment to Airport	527	-280	0	
SEG03 SEG04	Catchment to Ingliston	266	-517	0	
SEG05	Granton Corridor to Catchment	419	-228	-10	
SEG06 SEG07	Catchment to Granton Corridor Leith Corridor to Catchment	243	-151 -2.460		
SEG08	Catchment to Leith Corridor	1,335	-1,146	-38	
SEG09	Gyle to Catchment	1,650	-1,387	-266	
SEG10 SEG11	Murrayfield to Catchment	2,496	-1,839	-389	
SEG12	Catchment to Murrayfield	607	-574	-14	
SEG13	City Centre to Catchment	2,232	-1,896	-314	
SEG15	Catchiment to City Centre	4,911	-3,321		
SEG16		0	Ō	õ	
SEG17	External to Catchmont	0	0	0	
SEG18	Catchment to External	2,690	-1,352	3,683	
SEG20	External to External	122	-784	-1,347	
SEG21	All journeys	14,842	-11,045	2,901	











# Appendix C – STAG Outputs

		2007 Business Case			Change in 2010 Update
Criteria	Sub Criteria	Input Assumptions	Tools	Outputs	
Environment	Emissions & Air Quality (Positive)	UK Air Quality Data and Statistics Database	DMRB empirical method	Changes in traffic emissions of NO2 and PM10 (Local Air Quality) Total change in Carbon Dioxide (CO2) emissions from road traffic (Global Air Quality) Generation of electricity to power the tram (Global Air Quality)	Need for reducing the carbon impact has increased New Air Quality Action Plan (AQAP) for city centre being created Economic viability of procuring sustainable electricity for tram being investigated
	Noise (Positive)	Code of Construction Practice Noise & Vibration Policy Link-by-link traffic flow Composition and speed Population catchment	Calculation of Road Traffic Noise GOMMMS noise annoyance-response relationships Calculation of Railway Noise	Changes in the number of people annoyed by noise Changes in the number of people experiencing significant changes in noise levels	No change
	Visual Amenity (Negative)		A Design Manual	Vehicles and tracks etc designed to minimise the visual impact of the tram	No change
	Habitats (Neutral)			Loss of some areas of habitat and sections of the wildlife corridor adjacent to the main Glasgow/Edinburgh Badgers at Gogar affected by both construction and operation	No change
	Water Quality (minor negative), Drainage (Neutral) Flood Defence (Neutral)	Water courses likely to be affected (SEPA classification); Gogar Burn (fair to poor), Water of Leith (good to fair)		Comprehensive mitigation programmes	No change

Table C.1 - STAG Outputs

		2007 Business Case			Change in 2010 Update
Criteria	Sub Criteria	Input Assumptions	Tools	Outputs	
Safety and Reliability	Accidents (Negative)	JRC transport model on vehicle-kms travelled and the road types on which these occur. Standard accident rates by severity level: fatal, severe, slight and damage to property.	A spreadsheet model Standard rates and methodology from NESA	Estimate changes in personal injuries Resultant impact on accident levels the total accidents benefit as a result of changed traffic by year and in terms of a total present value benefit	No change
	Security (Positive)	Review of the street environment in the vicinity of potential stops/interchanges	Qualitative analysis using Webag 3.4.2	Lighting and street furniture will be designed to provide maximum safety and security CCTV system will be in place at all stops and on all vehicles Assumed that there will be help points at all stops Use of inspectors on the trams	No change
	Reliability / Capability (Positive)	Tram considered to be more reliable			Increased need for buses leads to increased congestion / reduced reliability
Accessibility and Social Inclusion	(Positive)		Modelled to show accessibility graphs	Increased accessibility across the city Increases access to jobs etc for certain areas of the city Service integration patterns with buses designed to maximise accessibility	No change
Transport and Land Use Integration	(Positive)		Qualitative Analysis	Phase 1A will enhance the opportunity for integrated ticketing arrangements. Scheme will enhance existing transport interchange facilities and also provide new transport interchange opportunities.	Cancellation of EARL now included; Inclusion of the Edinburgh Gateway

	Sub Criteria	2007 Business Case			Change in 2010 Update
Criteria		Input Assumptions	Tools	Outputs	
Economic Regeneration	(Positive)	Development and job market growth expected to grow or come online quicker due to tram			Reduction in development rate expected Introduction of WETA analysis Change in airport growth
Economic Activity and Locational Impacts (EALI)	150 jobs (Positive)		Analysis was undertaken of the gross employment impacts		No change

