BioMed Realty
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Economic Impact Study

Granta Park, Cambridge UK

GRANTA PARK, CAMBRIDGE: ECONOMIC IMPACT STUDY

PREPARED BY CAMBRIDGE ECONOMIC ASSOCIATES LIMITED, IN ASSOCIATION WITH THE CENTRE FOR BUSINESS RESEARCH AT THE UNIVERSITY OF CAMBRIDGE AND SAVILLS

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FOREWORD

Cambridge is a world leading life sciences R&D cluster critical to the growth of the UK economy. Its growth has been supported by a 'triple helix' of academia, industries, and government, with strong growth in both labour and capital. The importance of the Cambridge cluster to the UK is observed through innovation metrics, such as patents per capita where it ranks in first place, driven by knowledge-intensive sectors, including life sciences and technology.

Cambridge's global position has been enabled by its concentration of research institutes alongside the University of Cambridge, important leading industrial anchors from the pharmaceuticals and biotechnology sectors, and, critically, R&D infrastructure including the availability of high quality Research Campuses providing high quality commercial floorspace.

The Granta Park research campus is a leading location for life sciences and technology companies situated right at the heart of the Cambridge scientific and high-tech cluster. Positioned in the sub-region's Southern Research Cluster, it hosts a thriving community of life sciences companies, including global industry leaders and dynamic research-focused firms. The Park has a unique blend of established biopharmaceutical companies including Pfizer, Illumina and Gilead, working alongside various biotech start-ups including T-Therapeutics, Bicycle Therapeutics and Amphista Therapeutics. These companies carry out a significant amount of R&D activity and contribute to making the Park a powerful location for life sciences research and discovery.

Granta Park provides essential 'grow-on' space for growing and established life science companies in a high amenity environment, enabling Cambridge to realise the broader economic benefits associated with retaining early spin out and start-up companies as they grow.

Access to talent from the Cambridge cluster and the availability of affordable space rank as the top two reasons behind companies' decision to locate on Granta Park. The workforce in BioMed Realty's footprint at Granta Park is highly educated and mobile, keen to access the job opportunities that the Cambridge life sciences ecosystem offers.

A Granta Park location provides important facilities-related benefits like access to scientific equipment / expertise, the availability of support services and parking facilities. Companies on Granta Park rate the proximity to the Cambridge cluster as an important benefit of their location that has increased their ability to attract talent and raise their image.

There are nearly 3,850 jobs based on floorspace owned and operated by BioMed Realty at Granta Park, of which over 3,750 are employed by companies engaged in life sciences R&D. This represents more than 15% of total life science and healthcare jobs and over 5% of all knowledge intensive jobs in the Cambridge corporate economy. BioMed Realty's footprint at Granta Park contributes around £1.44bn to the UK economy in 2024. This includes a direct GVA impact of £577m, an indirect (supply chain) impact of the same order again (£577m) and an induced impact of £284m from the spending of wages and salaries in the wider economy.

Companies in Granta Park's BioMed Realty floorspace are supporting UK plc overseas. They have a very international focus, with most of their products and services sold outside the UK. The longer term contribution to the UK economy from their scientific endeavour has not been estimated, but companies in floorspace had R&D spend of at least £1bn in 2024. Companies at Granta Park are also supporting the wider sub-regional supply chain through procurement of a diverse and strategically important range of goods and services.

There is huge potential for Cambridge to become Europe's answer to Silicon Valley but there are significant barriers to enabling its future growth, particularly in out-of-town R&D clusters like Granta Park. There is a shortage of housing, lack of public transport connectivity and emerging 'bottlenecks' in energy, power, and water. Better transport infrastructure is essential if Granta Park is to retain and attract the large companies that are essential for future success. In this respect the application made by Cambridgeshire County Council and the Greater Cambridgeshire Partnership to the Department of Transport for investment in the Cambridge South East Transport (CSET2) public transport route should be given high priority.

Acknowledgements

BioMed Realty commissioned Cambridge Economic Associates (CEA) in association with the Centre for Business Research (CBR) and Savills to undertake a study of Granta Park's economic impact. Professor Peter Tyler directed the study supported by Colin Warnock from CEA. Dr Andy Cosh directed the research team from the Cambridge University Centre for Business Research (CBR) supported by Dr Giorgio Caselli. Ryan McKenzie directed the research team from Savills Planning and Research supported by Daniel Vargas.

The Study Team would like to thank the members of the Steering Committee for their help during the Review. They benefitted greatly from discussions with Orestis Tzortzoglou (BioMed Realty) and William Clarke (BioMed Reality).

The Study Team would like to express its gratitude to the many businesses, organisations and stakeholders who gave generously of their time. The views expressed in this Report are those of the consultants.

EXECUTIVE SUMMARY

Background

1. Granta Park is a leading location for life sciences situated right at the heart of the Cambridge scientific and high-tech cluster. Located in the sub-region's Southern Research Cluster, it hosts a thriving community of life sciences companies, including global industry leaders and dynamic research-focused firms. The Park has a unique blend of established biopharmaceutical companies including Pfizer, Illumina and Gilead working alongside various biotech start-ups including T-Therapeutics. These companies carry out a significant amount of R&D activity on Granta Park and contribute to making the Park a thriving location for life sciences research and discovery.

Scope

2. The economic impact assessment is focused on Biomed Realty's footprint at Granta Park. No estimates are made of other activities present at Granta Park, including TWI. The economic impact assessment draws on a company survey of companies that had a tenancy in buildings owned by BioMed Realty in the period October to December 2024 and the 2024/25 assessment of employment and UK-level GVA impact is based on all lettable BioMed Realty floorspace at that time, including vacant space.

3. The R&D activities undertaken at Granta Park are likely to have significant downstream economic impacts, e.g. in terms of pharmaceuticals manufacturing, but these potential benefits are not valued. However, this economic impact assessment is concerned only with the direct, indirect and induced economic impacts associated with the immediate operation of BioMed Realty floorspace at Granta Park.

Growth of the Cambridge Innovation Ecosystem

4. Cambridge is a world leading R&D cluster critical to the UK's growth. Growth of the Cambridge cluster has been supported by a 'triple helix' of academia, industries, and government, with strong growth in both labour and capital.

5. The importance of the Cambridge cluster to the UK is shown by innovation metrics, such as patents per capita where it ranks in first place in the UK, driven by knowledge-intensive sectors, including life sciences and technology.

6. There is policy support for ongoing growth through the Cambridge Delivery Group and, indirectly, by the recent UK 2035 Industrial Strategy, where Life Sciences is a priority sector.

7. Cambridge's global position has been enabled mainly by its concentration of research institutes alongside the University of Cambridge, important leading industrial anchors from the pharmaceuticals and biotechnology sectors, and critical R&D infrastructure.

Granta Park's role in the Cambridge Innovation Ecosystem

Property market perspective

8. Granta Park accommodates about 15% of R&D space supply in the Cambridge market and primarily serves the life sciences sector which is critical to Cambridge's success. It provides 'grow-on' space to growing and established life science companies in a high amenity environment, enabling Cambridge to realise the broader economic benefits associated with retaining early spin out and start-up companies as they grow.

Company perspective

9. Company survey respondents at Granta Park have grown faster (4.7% pa) than the 3.6% pa seen across the wider Cambridge region over the last three years.

10. Access to talent from the Cambridge cluster and availability and affordability of space on Granta Park rank as the top two reasons behind companies' decision to locate on Granta Park.

11. All company survey participants regarded on-site space to accommodate expansion as an important property-related benefit of their Granta Park location and some 89% of company survey respondents cited as important benefits the availability of suitable premises, the affordability of suitable premises and flexible lease terms.

12. A Granta Park location provides important facilities-related benefits like the availability of parking facilities, access to scientific equipment / expertise and availability of support services) which were also felt to have had a positive impact on employee wellbeing.

13. All company survey participants rated the proximity to the Cambridge cluster as an important benefit of their Granta Park location. This has increased their ability to attract talent, supporting the quality / availability of the local labour force and raising their image.

14. BioMed Realty tenants at Granta Park have received a number of important benefits from the collaborations and other informal exchanges with other companies and organisations on the Park and beyond.

Employees' perspective

15. The workforce in Biomed Realty's footprint at Granta Park is highly educated and mobile, keen to access the job opportunities that the Cambridge ecosystem offers. Half of employees were recruited from the Cambridge area and 12% were recruited from overseas. Being in the Cambridge area was very, or critically, important to 37% in their job decision and 80% said it had at least some importance.

16. They typically have a spouse/partner and half of these also have a family. Three quarters of them live in a house and two-thirds own their property.

17. While Granta Park itself was not a key factor in the decision to join the company, there was strong satisfaction with working at Granta Park. Main benefits identified as: the park environment and the opportunity it gave to de-stress; the gym and other sporting activities; eating and drinking facilities; and the sense of community.

Economic impact of Granta Park

18. There are nearly 3,850 jobs based on floorspace owned and operated by BioMed Realty at Granta Park, of which over 3,750 are employed by companies engaged in life sciences R&D. This represents more than 15% of total life science and healthcare jobs and over 5% of all knowledge intensive jobs in Cambridge.

19. BioMed Realty's footprint at Granta Park is estimated to have contributed £1.44bn to the UK economy in 2024.

20. This includes a direct GVA impact of £577m, an indirect (supply chain) impact of the same order again (£577m) and an induced impact of £284m from the spending of wages and salaries in the wider economy.

21. Companies in BioMed floorspace are supporting UK plc overseas. They have a very international focus, with most of their products and services sold outside the UK.

22. The longer term contribution to the UK economy from the scientific endeavour has not been estimated, but companies in BioMed Realty floorspace were estimated have R&D spend of at least £1bn in 2024.

23. Companies at Granta Park are supporting the wider sub-regional supply chain through procurement of a diverse and strategically important range of goods and services.

Unlocking the future growth of Granta Park

Property market perspective

24. The main barriers to ongoing growth in Cambridge, and particularly in out of town Cambridge R&D clusters, a shortage of housing, lack of public transport connectivity, insufficient supply of commercial floorspace, and emerging 'bottlenecks' in energy, power, and water.

25. Better transport connection are particularly acute for the out of town science parks such as the ones located in the Southern Research Cluster. By investing in transport infrastructure the Government could enable the park to continue accommodating large companies with significant spatial requirements that are difficult to meet in urban areas.

Company perspective

26. Some 40% of company respondents said that R&D employees are critically / very affected by high housing costs and a lack of housing availability in the Cambridge area.

27. Respondents believed that single persons are the most affected by housing-related challenges (80% said very affected).

Employees' perspective

28. Housing availability and cost were seen as significant problems.

29. Travel by car accounted for two-thirds of the journeys made. Travel to work was also identified as a challenge by over half of the employees who stressed the traffic, the poor public transport provision and unsafe cycle routes.

30. Commuting was identified as a benefit of being on Granta Park by a significant minority who emphasised the contraflow nature of the commute. This demonstrates the critical role that a well-connected, high quality south Cambridge research park can play in the overall ecosystem if it is supported by good transport infrastructure.

The case for investment in infrastructure to unlock growth

31. The future growth of the life sciences companies at Granta Park will play a central role in keeping the Cambridge cluster competitive and supporting wider growth across the local economy.

Property market perspective

32. The core distinct features of the Southern Research Cluster is that they include high value R&D facilities and occupiers, in out-of-town locations. This implies larger areas for potential grow on companies. However, this will require additional investment in enabling infrastructure to support its growth.

33. Additional investment in connectivity will secure more investment into labs spaces and more 'tech' workers willing to commute to out of town locations. It is essential for the ongoing success of out of town science parks that they are better connected.

Company and employee perspective

34. If they were to move jobs two-thirds of employees thought it likely or certain that they would stay in the Cambridge area. But both the company and employee surveys demonstrate that Cambridge cannot rest on its laurels and that there are not only profound transport and housing barriers to future growth but that a mobile workforce is experiencing these issues acutely.

35. The survey findings reinforce the central role played by infrastructure provision to ensure that Cambridge can continue to provide a supportive business environment. Infrastructure-related reasons top the list of factors that might make businesses consider moving off Granta Park.

36. The respondents overwhelmingly cited investment in transport infrastructure and affordable housing as the top strategic priority to boost the growth of the local economy and improve its business environment.

37. There is a clear rationale for further Government investment in infrastructure and housing to support the growth of Granta Park and other out of town science parks in the Southern Research cluster. In this respect investment in the Cambridge South East Transport (CSET2) public transport route should be given high priority.

1. Granta Park: the story so far

KEY MESSAGES

- Granta Park is a leading location for life sciences situated right at the heart of the Cambridge scientific and high-tech cluster.
- Located in the sub-region's Southern Research Cluster, it hosts a thriving community of life sciences companies, including global industry leaders and dynamic research-focused firms.
- The Park has a unique blend of established biopharmaceutical companies including Pfizer, Illumina and Gilead working alongside various biotech start-ups like T-Therapeutics. These companies carry out a significant amount of R&D activity on Granta Park and contribute to making the Park a thriving location for life sciences research and discovery.
- This economic impact assessment is focused on BioMed Realty's footprint at Granta Park. No estimates are made of other activities present at Granta Park, including TWI.
- The economic impact assessment draws on a company survey of 11 companies that had a tenancy in buildings owned by BioMed Realty in the period October 2024 to June 2025. The assessment of employment and UK-level GVA impact is based on all lettable BioMed floorspace at that time, including vacant space.
- The R&D activities undertaken at Granta Park are likely to have significant downstream economic impacts, e.g. in terms of pharmaceuticals manufacturing, but these potential benefits are not valued. However, this economic impact assessment is concerned only with the direct, indirect and induced economic impacts associated with the immediate operation of BioMed Realty floorspace at Granta Park.

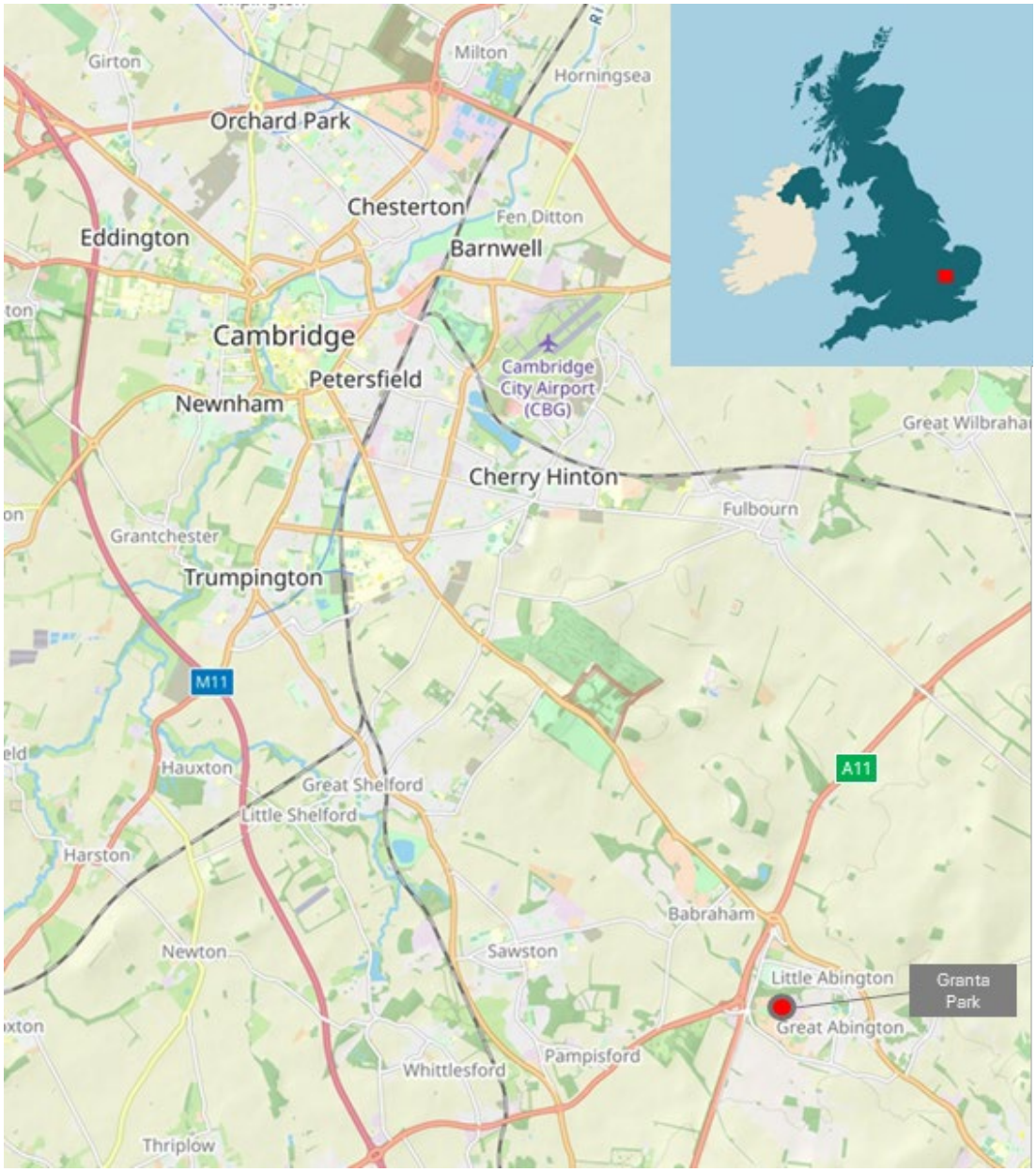
Context

1.1 BioMed Realty commissioned Cambridge Economic Associates in association with the Centre for Business Research and Savills to undertake a study of Granta Park's economic impact. Granta Park is owned and managed by BioMed Realty and TWI. This study seeks to highlight the critical role played in the Cambridge innovation ecosystem by that part of Granta Park which is owned and managed by BioMed Realty It also demonstrates the role that infrastructure investment can have to support Granta Park's future success.

Granta Park

1.2 Granta Park is a leading location for life sciences situated right at the heart of the Cambridge scientific and high-tech cluster. The site is less than 20 minutes by car to Cambridge city centre and has good road links via the A11, which connects to the A14 and M11. Figure 1.1 shows Granta Park's location.

Figure 1.1: Granta Park location



Source: Base map from OpenStreetMap

1.3 Situated in Great Abington, immediately south of Cambridge and alongside the River Granta, it hosts a thriving community of life sciences companies, including global industry leaders and dynamic research-focused firms. The Park has a unique blend of established biopharmaceutical companies (e.g. Pfizer) working alongside various biotech start-ups (e.g. T-Therapeutics). These companies carry out a significant amount of R&D activity on Granta Park and contribute to making the Park a thriving location for life sciences research and discovery.

1.4 Office and lab buildings are arranged around woodland areas, a cricket pitch, and a central lake. Designed with ecological care, it has grown steadily through carefully phased expansions as described below.

Origins and early development (1992 – Early 2000s)

Vision conceived (1992)

1.5 Granta Park was launched in 1997 and formally opened in 1999 by the Secretary of State for Trade and Industry Stephen Byers, who acknowledged that clustering of similar companies had great advantages. The Park provided new facilities for TWI's R&D laboratories and fulfilled the need for purpose-built locations for Cambridge's expanding bioscience and technology sectors.

Formation and launch (1997–1998)

1.6 TWI Ltd partnered with MEPC plc to form Granta Park Ltd. The groundbreaking ceremony took place at the end of 1997 and, by summer 1998, much of the infrastructure was complete, with the first phase of buildings—centred around a cricket pitch overlooking a lake—delivering approximately 500,000 sq. ft of office/lab space.

Completion of Phase One (April 2001)

1.7 The full initial development took place over roughly 5–7 years, culminating in a finished campus by April 2001, featuring woodland setting, central landscaped parkland, amenity buildings (such as a lakeside restaurant, conference rooms, and startup offices), and receipt of a Civic Trust Award in 2003.

Granta Park Expansion and later developments

Acquisition of Granta Park by BioMed Realty

1.8 In June 2012 Granta Park – then comprising 11 buildings and over 472,000 sq. ft – was acquired by BioMed Realty Trust, Inc. from MEPC plc. BioMed Realty was founded in 2004 and has been a Blackstone portfolio company since 2016. It owns and operates over 18 million square feet of high quality life science real estate.

Phase 2 – Outline approval (2015)

1.9 After acquiring Granta Park from MEPC, BioMed Realty moved quickly to plan its expansion. In September 2015, planning permission was granted for a major expansion: a full application for a 21,000 m² R&D building (for Illumina) and outline consent for an additional

34,000 m² of R&D buildings arranged around a central landscaped park.

Phase 2 – Detailed design (2022–2024)

1.10 In 2022 BioMed Realty instructed Eric Parry Architects to begin detailed designs for Phase 2—adding about 368,000 sq. ft of flexible lab/office space across five new buildings on a 28-acre extension. These are designed for enhanced sustainability (32% better energy performance than regulations) and biodiversity uplift (40%), incorporating wetlands, drainage swales, wildflower meadows, and pedestrian heart features. Completion is projected around mid-2024.

One Granta – Gateway building (2023–2024)

1.11 Another notable development, **One Granta**, began construction in mid-2023. This 120,000 sq. ft gateway life science building targets BREEAM Excellent and WELL Gold standards and includes a rooftop terrace, flexible lab and office space, and extensive sustainable design. The building was completed in 2024. One Granta includes a mix of office and wet lab spaces. T-Therapeutics, one of the spin-outs listed in previous sections, is one recent tenant of this new building, with around 24,843 sq.ft., to be occupied (23.7%), following CoStar information. This illustrates the typical profile of BioMed's occupiers at Granta Park: a mix of successful tenants searching for grow on space.

1.12 Figure 1.2 sets out the overall development timeline for Granta Park.

Figure 1.2: Granta Park development timeline – key milestones

Year/Period	Milestone
1992	Bevan Braithwaite initiates purchase and planning permission for farmland.
1996–1997	Masterplan developed
Late 1997	Groundbreaking ceremony
1998	Key infrastructure in place; initial building phase underway.
April 2001	Phase One completed; amenity building opened
2003	Civic Trust Award received
June 2012	Granta Park acquired by BioMed Realty Trust, Inc. from MEPC plc
2014	TWI completed three large new buildings including the Granta Centre for conferences
2015	Planning consent granted for major expansion (Phase 2).
2022–2024	Detailed design and construction of Phase 2, including One Granta

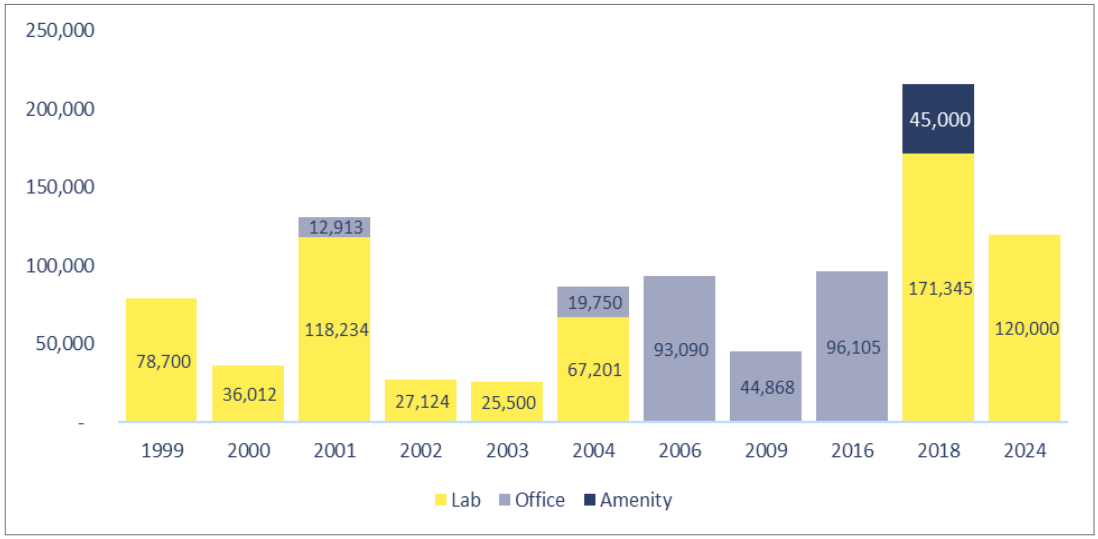
1.1 Figure 1.3 on the following page shows the floorspace build up at Granta Park as a whole, including both the TWI and BioMed elements.

BioMed amenities and facilities at Granta Park

1.2 Granta Park is set within 120 acres of landscaped parkland, with nature walks and a central cricket pitch that provides a hub for outdoor activities including cricket, five-a-side football, rounders and volleyball.

1.3 The Park has a unique blend of established biopharmaceutical companies like Pfizer, Illumina and Gilead working alongside various biotech start-ups including T-Therapeutics, Bicycle Therapeutics and Amphista Therapeutics. These companies carry out a significant amount of R&D activity on Granta Park and contribute to making the Park a thriving location for life sciences research and discovery.

Figure 1.3 Historic Development of Granta Park[1]



Source: BioMed

1.4 BioMed's 45,000 sq. ft. Apiary building provides the following amenities:

- Restaurant
- Gym
- Tennis and squash courts
- Climbing wall
- Swimming pool
- Sauna
- Spin room
- Fitness studios and classes
- Beauty treatments
- Physiotherapy.

1.5 Amenities also include a 90 place Montessori Nursery, ATM and 24 hour security, sports and social clubs and networking and car share schemes.

1.6 Although TWI is not within the scope of the impact assessment, it should be noted that TWI's Granta Centre provides a dedicated on-site conference centre offering eight meeting and event rooms with a range of capacities for up to 300 delegates as well as break-out and dining facilities.

1.7 Two commuter bus services directly connect Granta Park and a variety of Cambridge locations. There are also bus stops within Abington (10 minutes walk).

1.8 Outside Granta Park itself, and within the Abington's, there are a range of additional amenities which are within walking distance of the centre of Granta Park. These include:

[1] Includes BioMed and TWI buildings.

- Abington Recreation Grounds (16mins)
- Nisa Convenience Store (13mins)
- Acorn Convenience Store (23mins)
- Abington Post Office (13mins)
- The Tree Tuns – Pub/BnB (14mins)
- Travelodge Hotel (25mins)
- Burger King Restaurant (25mins)
- Greggs Bakery (25mins)
- Shell Petrol Station (25mins)
- Waggy's Doggy Daycare (10mins)
- Colin Knight Hair saloon (10mins)
- ARCC Bikes (9mins).

1.9 Despite the connectivity options listed above, there remains an urgent need for further government investment in transport infrastructure. This is essential to enable the park to continue accommodating large companies with significant spatial requirements that are difficult to meet in urban areas. In addition, more younger 'tech' workers that usually prefer urban location can be attracted to rural self-contained campuses and the quality of life advantages these bring.

Study method

1.10 The study undertook:

- A property market assessment, which demonstrates the role that Granta Park plays in the overall Cambridge innovation ecosystem
- A survey of companies engaged in scientific research and development in BioMed floorspace at Granta Park
- A survey of their employees at Granta Park.

1.11 In addition, BioMed provided the study team with the number of workers engaged in the delivery of ancillary activities (gym, café, early years education) and in the wider operation of the site (lettings, finance, administration, maintenance, landscape management and security).

Property market assessment

1.12 The **property market assessment**, undertaken by Savills, positions the role of Granta Park within the market for R&D space in Cambridge, the degree to which it is undersupplied and the extent to which Grant Park has contributed to meeting market need. This includes a baseline assessment of Granta Park's property market impacts, considering Granta Park's performance against commercial property market indicators and the broader R&D ecosystem in Cambridge.

Company survey

1.13 The purpose of the **company survey** was to find out what Granta Park means to its tenants, why they chose to locate there and what benefits they derive from their location. The questionnaire was designed by the research team with feedback from BioMed Realty and the Park occupiers, with all of whom we had 1:1 meetings at the study's inception to discuss the purpose of the project. The questionnaire included a mixture of open-ended and closed-ended questions.

1.14 The company survey was administered by the Centre for Business Research at the University of Cambridge to Granta Park occupiers with the support of BioMed Realty between October 2024 and June 2025. To achieve a higher response rate, each copy of the survey was pre-filled with information that we were able to retrieve from public sources, including annual company accounts. Companies were asked to amend or enhance pre-completed sections and to fill in those sections that we could not complete.

1.15 Companies who failed to return a completed questionnaire were sent a shorter, online version of the survey which included a subset of questions. These companies were also offered the opportunity to discuss the survey during an online call – 3 of them agreed to be interviewed and provided very valuable insights into the issues addressed in our impact assessment. Responses to this shorter version of the survey were combined with responses to the full version of the survey whenever possible to give a larger sample. The responses to the survey were strictly confidential and seen only by the research team.

1.16 At the time of the company survey some 11 companies were asked to complete a survey of which 9 returned it giving a very satisfactory response rate of 82% (or 85% in terms of employment at Granta Park). 5 companies completed the full version of the questionnaire, while a further 4 companies returned the shorter version.

1.17 The 9 businesses who responded to the company survey have an average age of 18 years (the median age is 7 years) and an average size of 270 employees at Granta Park (the median size is 73 employees). The companies ranged widely in age and size. 4 businesses were more

than 10 years old, with the oldest being established over 40 years ago. 5 companies had less than 100 employees at Granta Park, whilst the largest had 1,200.

1.18 Collectively, these 9 companies had 2,427 employees at Granta Park in 2024, 1,940 of which were R&D employees. The amount of turnover they generated is very substantial – £3.6bn combined. Perhaps the figure that best reveals the scale of innovation that is taking place on Granta Park is the R&D spend. The 9 survey respondents spent £869m last year and £2.6bn over the last three years in R&D. On average, each respondent had an R&D spend of £97m (the median R&D spend is £19m).

1.19 These 9 companies have also seen fast employment growth over the last three years. Their employment at Granta Park grew by 4.7% pa, a rate that is significantly faster than the 3.6% pa seen across the wider Cambridge region.

1.20 Table 1.1 summarises some of the key characteristics of the company survey sample.

Table 1.1: Characteristics of the company survey sample

Survey sample	
Number of companies	9
Average age in years (median in brackets)	18 (7)
Employment	
Average number of employees at Granta Park (median in brackets)	270 (73)
Total number of employees at Granta Park last year	2,427
Total number of R&D employees at Granta Park	1,940
Turnover	
Average turnover at Granta Park (median in brackets)	£402m (£18m)
Total turnover at Granta Park	£3.6bn
R&D activity	
Average R&D spend at Granta Park last year (median in brackets)	£97m (£19m)
R&D spend at Granta Park last year	£869m
R&D spend at Granta Park last three years	£2.6bn
Growth in employment (last three years)	
- Weighted	4.7%
- Unweighted	9.8%

Employee survey

1.21 To gain further insight into the advantages and disadvantages of Granta Park's location and its role within the Cambridge cluster, companies were also asked to distribute an online survey to their employees at Granta Park. The **employee survey** was anonymous and the individual responses were not made available to any party. Whilst most of the staff completed the full version of the employee survey, a shorter version was shared via the Granta Park newsletter to further increase the sample size.

1.22 In total, the employee survey was returned by approximately 450 staff, about 80 of whom completed the shorter version. The response rate for the employee survey was about 20% of those employed by the businesses who responded to the company survey.

1.23 The company survey did not include a question about gender balance. Whilst we have no reason to believe that there is a response bias, we have compared the key findings from the employee survey between females and males and found no significant differences. We bring together the results from both surveys whenever possible.

1.24 Responses from the company and employee surveys were complemented by data from the Centre for Business Research corporate database, a longitudinal database covering the population of businesses across the Cambridgeshire and Peterborough region over a 14-year period. The database has detailed information at both the geographical and sectoral level for over 100,000 companies (alive and not alive) in the region.

Structure of this Report

1.25 The rest of the report is structured as follows.

- **Section 2, Growth of the Cambridge Innovation Ecosystem**, explains the origins of the ecosystem, describes the key drivers and describes the current growth aspirations by UK government and sub-regional stakeholders. This section also makes the case for R&D real estate in Cambridge to support ecosystem growth and identifies the key barriers to that growth
- **Section 3, Granta Park's role in the Cambridge innovation system**, presents the analysis from the property market, as well as the key results from the company and employee surveys. In doing so, Granta Park's position is articulated, including the key advantages of a Granta Park location for both companies and employees
- **Section 4, Economic impact of Granta Park to date**, presents the results of the economic impact assessment, describing the employment and GVA impacts of BioMed's current footprint at Granta Park
- **Section 5, Unlocking potential future growth at Granta Park**, describes the problems of a growing cluster and draws on the survey and property market assessments to identify factors which are currently constraining the further growth of Granta Park
- **Finally, Section 6 sets out the case for investment in infrastructure to unlock growth**, focusing particularly on the need for more housing and more and better transport infrastructure.

1.26 Annex A sets out the methodology for the economic impact assessment.

2. Growth of the Cambridge innovation ecosystem

KEY MESSAGES

- Cambridge is a world leading R&D cluster critical to the UK's growth. Growth of Cambridge cluster has been supported by a 'triple helix' of academia, industries, and government, with strong growth in both labour and capital.
- The importance of Cambridge cluster to the UK is observed through innovation metrics, such as patents per capita where it ranks in first place in the UK, driven by knowledge-intensive sectors, including life sciences and technology.
- There is policy support for ongoing growth through the Cambridge Delivery Group and, indirectly, by the recent UK 2035 Industrial Strategy, where Life Sciences is a priority sector.
- Cambridge's global position has been enabled mainly by its concentration of research institutes alongside the University of Cambridge, important leading industrial anchors from the pharmaceuticals and biotechnology sectors, and critical R&D infrastructure.

The Cambridge R&D cluster

2.1 For 800 years, Cambridge has been one of the intellectual centres of the world – a crucible of innovation, the home of Bacon, Newton, Widdowson, Rutherford, Crick, Watson, Franklin, Venki Ramakrishnan and Richard Henderson to name but a few[2].

2.2 The Department for Science, Innovation and Technology (DSIT) identifies and maps R&D clusters across the UK, using spatial data sources such as ONS IDBR, UKRI funded projects, Innovate UK funded collaborative projects, the Data City, and scientific publications and coauthors dataset from Microsoft Academic Knowledge Graph (MAKG). All the information employed is updated to 2023.

2.3 In this study, DSIT has identified 12 clusters where Cambridge is in the top five in the UK by number of active firms. These are primarily in the life sciences, advanced physics and digital sectors.

2.4 Some of the clusters/sectors where Cambridge has specialisms are the following:

- Life Science Innovation Cluster – Biology, chemical and human health products and services, comprising around 42,000 employees, up to 1,050 distinct companies, and with an estimated turnover of £16.6 bn.
- Food Tech Cluster– involving organisations and projects that use technology – such as AI & machine learning, precision farming and automation – to help design, choose, produce and deliver food, which comprises around 389 employees across South Cambridgeshire area, with 43 distinct companies, and an estimated turnover of

[2] See more: https://www.gov.uk/government/publications/the-case-for-cambridge/the-case-for-cambridge

£0.1bn.

- Artificial Intelligence - with subfields such Machine Learning and Deep Learning (including neural networks) that are being used commercially across the sector by companies working in areas such as data analysis, image processing, blockchain, automation and others. This cluster is located in South Cambridgeshire, and involves around 8,160 employees, across 170 distinct companies, and generating an estimated turnover amount of £1.8bn.

2.5 On a broader level, the Cambridgeshire cluster (as defined by Innovate UK, which includes multiple sectors with a degree of research collaboration) includes approximate 950 distinct companies, and generates around £18.2 billion turnover as of 2022, where more than two thirds are scale ups, startups or SME.

2.6 Granta Park is a key part of this cluster in its southern area providing around 1.3 million sq.ft across 21 buildings; accommodating 30 companies, 4 life science-related spin-outs, and hosting over 3,700 employees[3]. With more space currently being developed, Granta Park will consist of over 1.4 million sq.ft.

2.7 DSIT 2022[4] figures provide an overview of the Cambridgeshire cluster and all the companies that it involves. In this sense, the three components that make up the 'triple helix' of a regional innovation cluster in the Cambridgeshire Innovate UK cluster are around:

- £206.5m of Innovate UK funding
- £1.1billion of total UKRI funding
- 950 collaborative companies and more than 40,700 employees
- 14.4 million sq. ft of infrastructure for R&D and bespoke offices (CoStar 2024)
- £1.1 billion in Venture Capital for life sciences, as of 2024.

2.8 According to the Ministry of Housing, Communities and Local Government (2024)[5], businesses are not only attracted by the university R&D offer, but also the internationally significant research institutes based in and around Cambridge, including the:

- Wellcome Sanger Institute

[3] See more: https://grantapark.co.uk/

[5] See more: https://www.gov.uk/government/publications/the-case-for-cambridge/the-case-for-cambridge

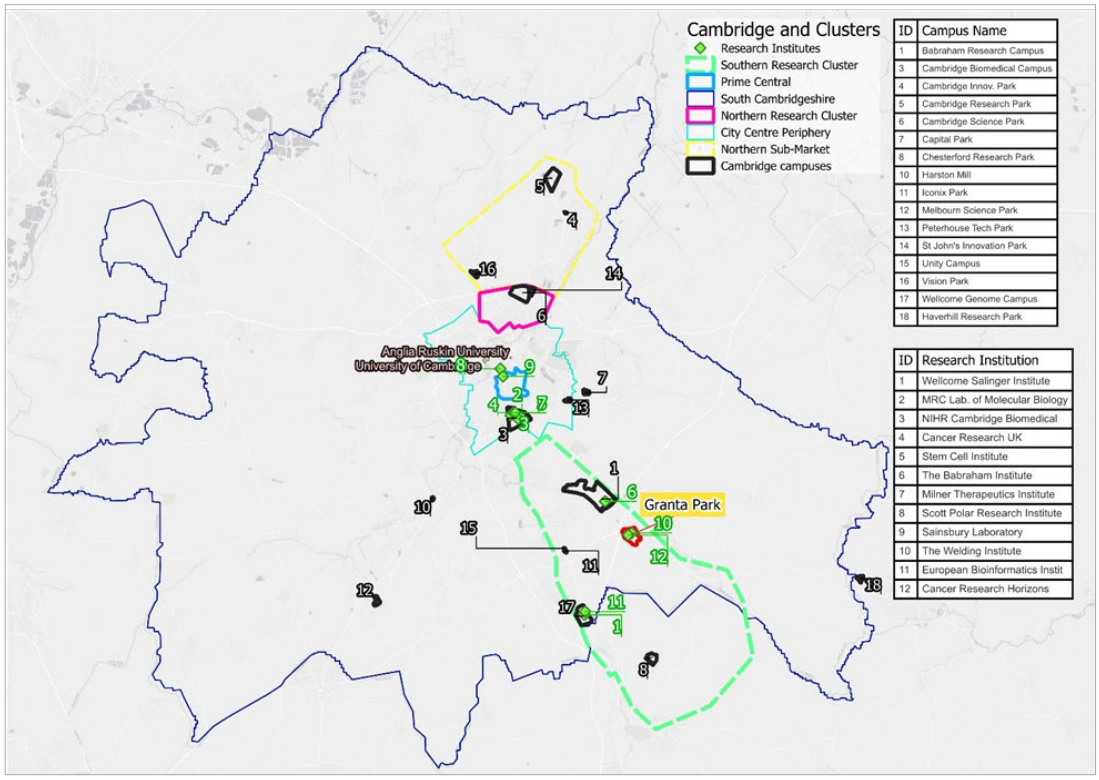
- MRC Laboratory of Molecular Biology
- NIHR Cambridge Biomedical Research Centre
- Cancer Research UK
- Cambridge Stem Cell Institute
- Babraham Institute
- Milner Therapeutics Institute
- Scott Polar Research Institute
- Sainsbury Laboratory.

2.9 These science-related research institutions are located within the Cambridge innovation ecosystem; most of them focused on life-science and medical research.

2.10 One of the High Value Manufacturing Catapults is also located within the Cambridge innovation ecosystem. A Catapult is a government funded strategic research and innovation hub for industry, supporting the UK's national priorities. One of its crucial roles is to investigate innovative technologies or scaling-up new products and processes to prove they have achieved manufacturing readiness.

2.11 **Figure 2.1** provides an overview of the elements that comprise the Cambridge innovation ecosystem.

Figure 2.1 Cambridge Context and Granta Park location



Source: Department for Science, Innovation and Technology 2024 (DSIT), The Case for Cambridge MHCLG 2024.

Cambridge Sub-Markets and Clusters

2.12 Savills has identified seven key commercial property market sub-markets that service its R&D ecosystem. These were:

- Northern Sub-Market
- Northern Cluster
- Southern Research Cluster
- Prime Central sub-market
- City Centre Periphery sub-market
- Cambourne Sub-market
- Southern Cambridgeshire sub-market.

2.13 The Southern Cambridgeshire sub market is differentiated from the remainder of the market, in that it is primarily made up of town centres, research campuses and business locations surrounding Cambridge's urban centre. Cambridge Prime Central comprises a consolidated urban centre, containing Cambridge Train Station, amenity and retail services and the majority of the area's housing stock. Prime Central constitutes the Cambridge market's premium price point, offering A grade office space at the centre of the CBD.

2.14 The City Centre Periphery immediately surrounds the Cambridge Prime Central sub-market. It contains Cambridge University Campus, Cambridge International Airport and a number of key business locations such as the Cambridge Biomedical Campus.

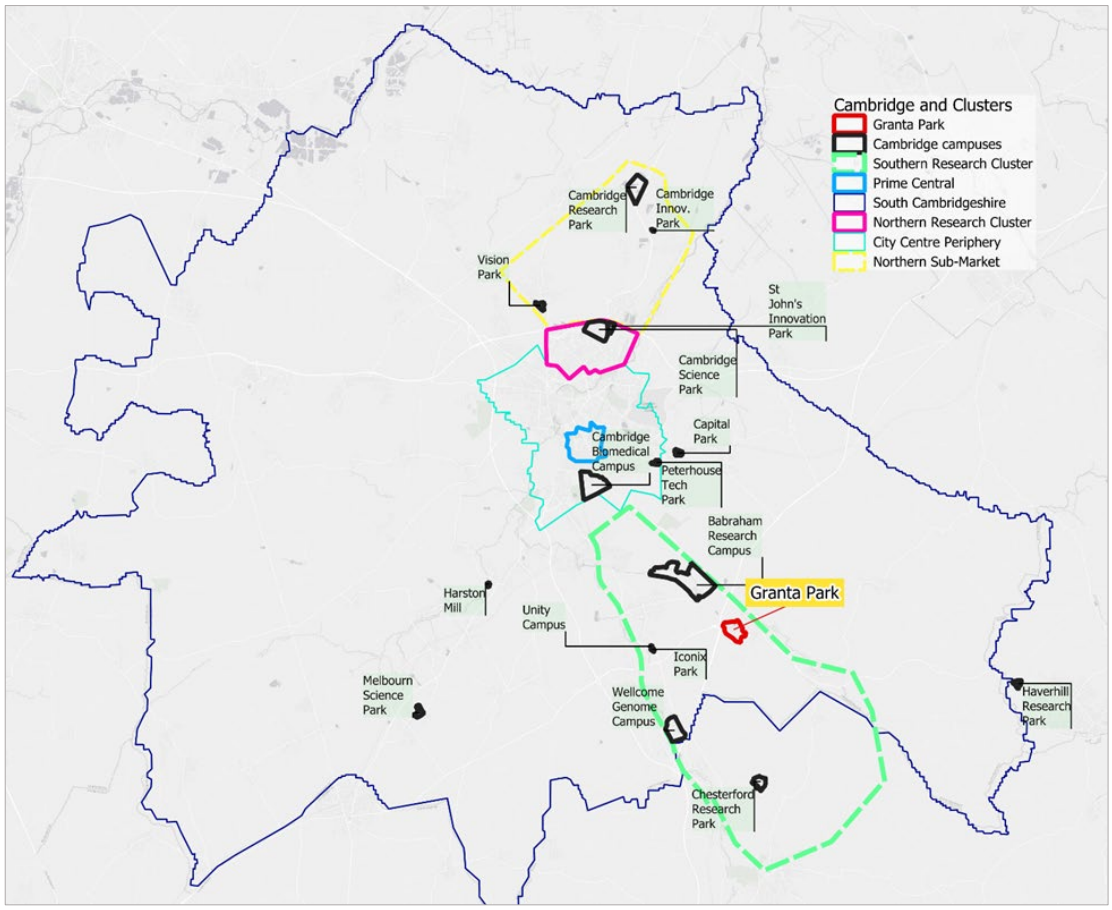
2.15 The North Cluster is immediately to the north of the City Centre Periphery, up to the A14. It includes Cambridge Science Park, St Johns Innovation Park and Cambridge Business Park.

2.16 The Northern sub-market is north of the A14 along the A10, and west to Histon. It includes Vision Park, Cambridge Research Park and Cambridge Innovation Park.

2.17 The Cambourne Business Park has recently been developed, and primarily consists of office space, though with plans to deliver laboratory space. The Northern sub-market contains a number of business locations, including Vision Park, Cambridge Innovation Park and Cambridge Research Park. While it has recently delivered and leased laboratory space, it does not contain any publicly funded research institutes or Universities, making it a useful comparator to Granta Park and the Southern Research Cluster.

2.18 While the Southern Research Cluster has ample land supply when compared to more land constrained markets such as Prime Central and City Centre Periphery, so does the Northern sub-market and Cambourne sub-markets, and the broader Southern Cambridgeshire sub-market. This indicates that the Southern Research Cluster has attracted more investment into its R&D space than other Cambridge markets due to demand side drivers. Key players in this cluster are Chesterford Research Park, Grant Park, Babraham Research Campus and Wellcome Campus. This is shown in **Figure 2.2** on the following page.

Figure 2.2 Cambridge Sub-Market and Clusters



Source: Savills 2024

Capital investment into R&D and Life Sciences

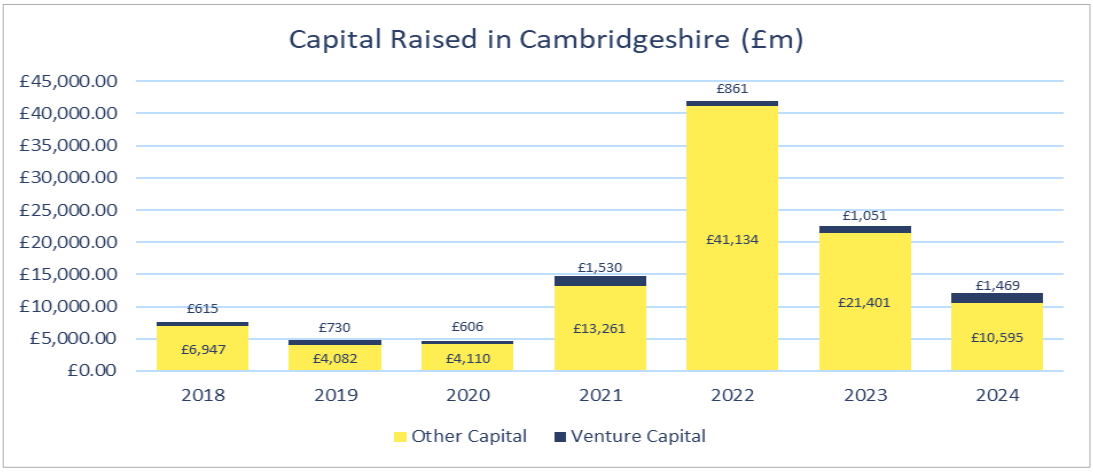
2.19 While life sciences have dominated the investment landscape during Covid-19, there are a multitude of other areas of scientific discovery and technical innovation that are rapidly growing, driving demand for new space. Our analysis has shown that the following sectors are driving demand for lab space in South Cambridgeshire:

- Healthcare devices and supplies
- Pharma and biotechnology
- Semiconductors
- Software (Network management software)
- Computer Hardware (TMT)
- Commercial Products (B2B)
- Agriculture (AgTech)
- Consumer Durables (CleanTech)
- Healthcare Technology Systems (AI and Machine Learning)

- Chemicals and Gases

2.20 **Figure 2.3** shows rapid growth across a variety of sectors:

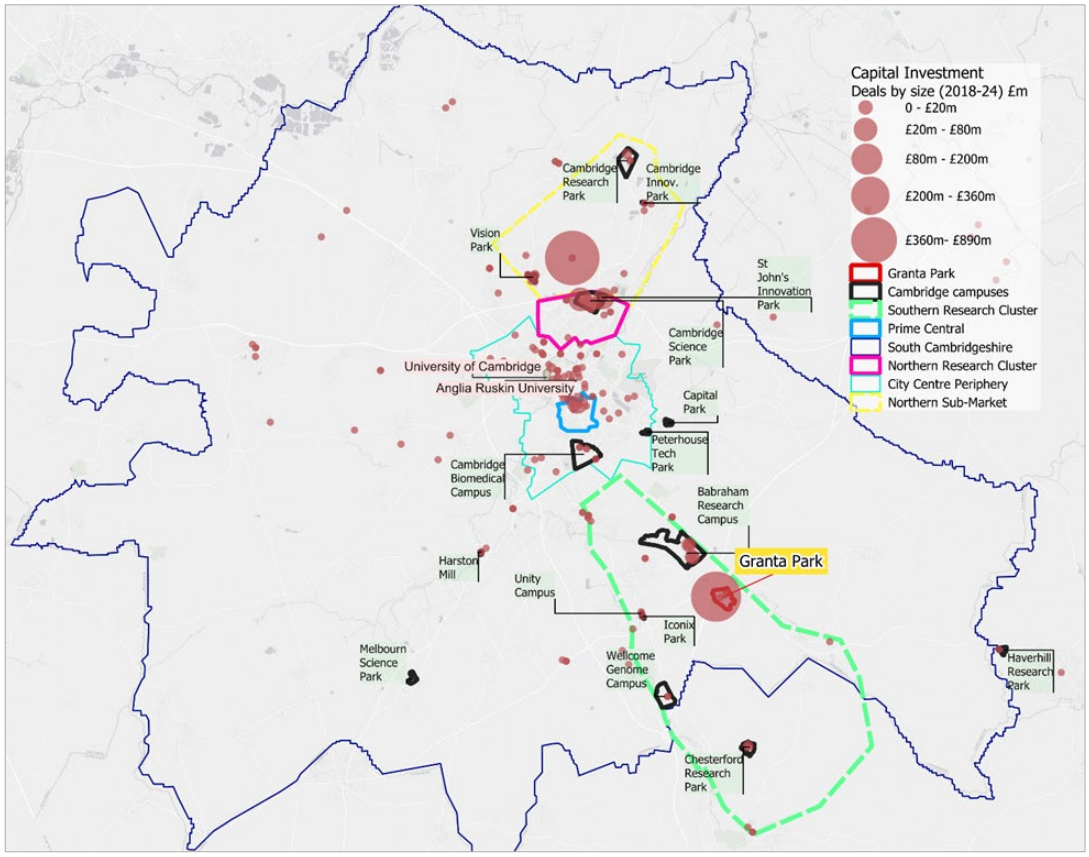
Figure 2.3 Capital raised by R&D sectors



Source: Pitchbook 2024, using all deals in CB postcode zones.

2.21 **Figure 2.4** provides a geographical overview of capital investment across Cambridge. The map reveals important hotspots of capital investment in the northern end of the Cambridge City (e.g. Cambridge Science Park), the city centre, and the Southern Research Cluster, where Granta Park sits.

Figure 2.4 Capital investment in Cambridge

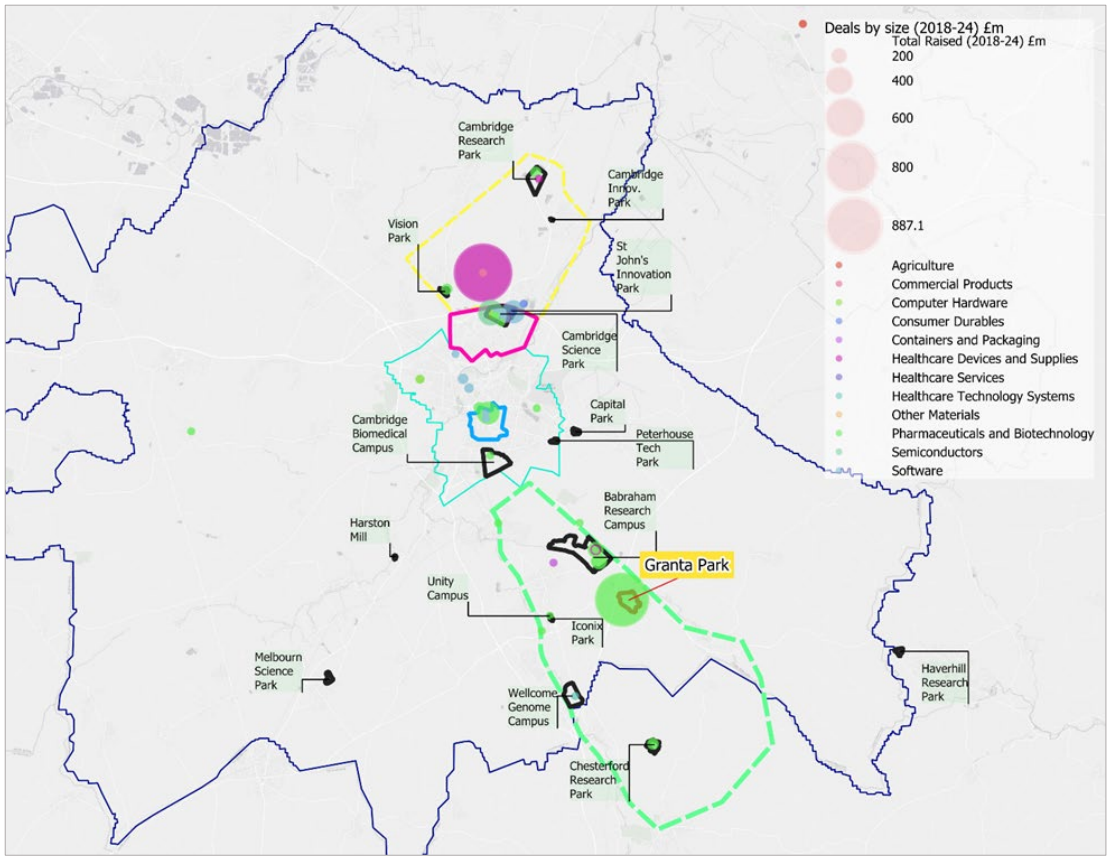


Source: Pitchbook 2024, using all deals in CB postcode zones.

2.22 Two companies in Cambridge have raised around £1.6b in last recent years, and both companies are focused on Healthcare devices and Pharmaceuticals and Biotechnology. One of these companies is a tenant in Granta Park.

2.23 **Figure 2.5** provides a breakdown of these capital invested by showing the top 10 sectors.

Figure 2.5 Capital Investment in Cambridge by top sectors



Source: Pitchbook 2024, using all deals in CB postcode zones.

2.24 The above have a range of specific lab requirements, with some requiring wet labs and other tech focused sectors requiring dry labs space used for computation, physics and engineering. Companies at different stages of growth will require different types of space.

2.25 Data from Pitchbook shows the recent transactions from a sample of companies located at Granta Park. Seven companies are observed, all of them related to the Pharma and Biotechnology, and Healthcare devices sectors.

2.26 According to Pitchbook, between 2018 and 2024 7 companies (all in Pharma, Biotechnology and Healthcare devices) at Granta Park raised around £990 million through different capital transactions, including venture capital and others. This included:

- Bicycle Therapeutics received $555.5 million (£440 million) of development capital from Deep Track Capital, EcoR1 Capital, Forbion, RA Capital Management, Perceptive Advisors, and Fairmount Partners on May 28, 2024, through a private placement. This company has raised to date around £812 million.
- Sphere Bio raised £28.97 million through the combination of debt and venture funding

in a deal led by Sofinnova Partners and Redmile Group on October 28, 2021, putting the company's pre-money valuation at £25.12 million. This company has raised to date around £50 million.

- T-Therapeutics raised £48 million of Series A venture funding in a deal led by Sofinnova Partners, Cambridge Innovation Capital, F-Prime Capital and Digitalis Ventures on November 15, 2023. Sanofi Ventures and Cambridge Enterprise also participated in the round. The funds will be used to discover and develop novel T cell receptor (TCR) therapeutics for cancer indications as well as inflammatory disorders.
- Tagomics received £299.3 thousand of grant funding from Innovate UK in around May 2021. The company raised a further £6.8 million of venture funding in a deal led by Calculus Capital on February 12, 2024, putting the company's pre-money valuation at £6.56 million.[6]
- Amphista Therapeutics raised £38 million through the combination of debt and Series B venture funding in a deal led by Forbion and Gilde Healthcare on March 17, 2021, putting the company's pre-money valuation at £41 million. Novartis Venture Fund, SV Health Investors, Eli Lilly and Company Foundation, and other undisclosed investors also participated in the round. The funds are used to create a series of new treatments for a range of diseases and develop new drugs for a range of diseases.
- Origin raised £7.80 million of venture funding from 2050 Capital, Conan Capital and CSVE Ventures on April 30, 2024, putting the company's pre-money valuation at £119.32 million. Quadrian VC and other undisclosed investors also participated in the round.
- Metrion Biosciences raised £3.2 million of venture funding in a deal led by Maven Capital Partners on December 20, 2023, putting the company's pre-money valuation at EUR 12 million. Gresham House and other undisclosed investors also participated in the round. The funds are used to further expand laboratories in Cambridge, UK, invest in specialist equipment and enhance the company's global marketing activities.
- Given capital investment takes time to materialise into specific economic outputs and company growth – and therefore physical space requirements – these capital allocations are a good predictor of future additional demand for science infrastructure.
- Altos Labs raised around £2.2bn of early sage venture capital in 2022. Main investor was Foresite Capital Management, General Catalyst, Yuri Milner, and Jeffrey Bezos. Altos Labs specializes in cellular rejuvenation programming to create a completely new approach to medicine, enabling clients to reverse disease, injury, and disabilities.

Innovation grant funding

2.27 Public sector contribution can be delivered via science infrastructure, or by specific support through funds. Funding is invested directly via UKRI and its Research Councils and Innovation

[6] Tagomics is not included in the survey of Granta Park tenants, as they took up space after the study began.

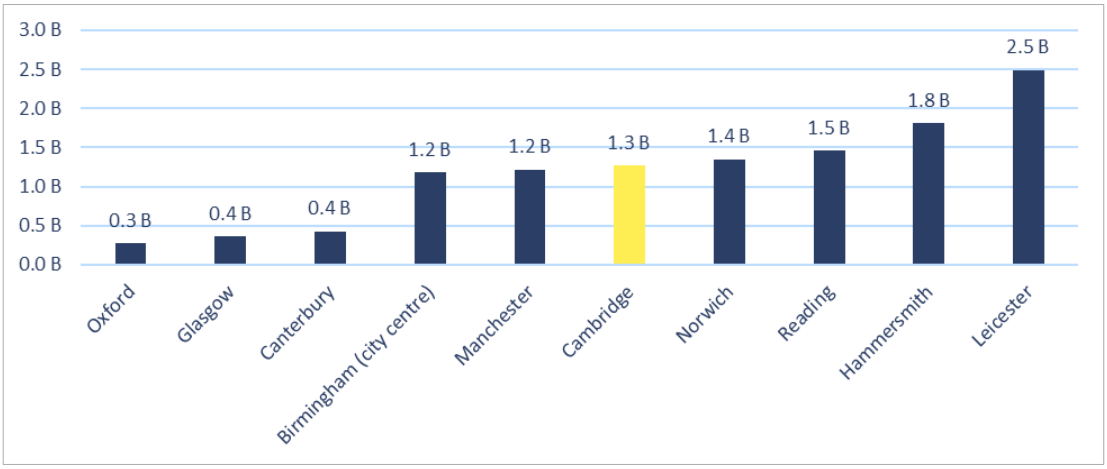
Boards.

2.28 The UKRI has invested £1.3 billion of funding into Cambridge between 2016 and 2023. UKRI support has been focused spatially on around 950 companies located across Cambridge, which account for around 40,700 employees) and thematically on Life Sciences, Pharma, Quantum Economy, Bioscience, MedTech, Data intermediaries, and others.

2.29 As mentioned in the previous section, Tagomics, received £299.3 thousand of grant funding from Innovate UK in around May 2021. This is a spinout originally from University of Birmingham.

2.30 In 2022, DSIT categorized innovative firms receiving Innovate UK funding based on their degree of collaboration. This approach identified approximately 94 'Innovation' clusters across the UK. Summing up the Innovate UK funding allocated to companies within each cluster provides a comprehensive overview of public fund distribution. These are shown in **Figure 2.6**, where Cambridge sits in the top 5.

Figure 2.6 Total UKRI funding by a sample of Innovate UK Clusters (2016 – 2023)



Source: Department for Science, Innovation and Technology 2024

2.31 There are further several funding initiatives from the UK Government, including:

- **UK Innovation Science Seed Fund** – A UK Government funded national seed investment fund, focused on science and technology companies.
- **Life Sci for Growth** (May 2023) – A £650m UK Government funding package, including: £69m Biomanufacturing and Life Sciences Innovative Manufacturing Funds providing capital grants for investment in the manufacture of human medicines. Also includes an agreement to implement recommendations of the 'Pro-innovation Regulation of Technologies Review' which includes streamlining regulation related to food tech.
- **AI Life Sciences Accelerator Mission** (October 2023) – £100m UK Government funding to accelerate the use of AI in life sciences, particularly for diagnosis and treatment; aligned with the healthcare missions set in the 2021 *Life Sciences Vision*.
- **Long-term Investment for Technology and Science** (not launched) – A new vehicle for pension schemes to invest in the UK's high-growth science and technology. In *Life Sci for Growth,* the UK Government committed £250m which will be deployed via the

British Business Bank.

University spin-outs

2.32 There are approximately 65 spin-outs in the whole South Cambridgeshire area. Granta Park as a whole (i.e. both the TWI and BioMed parts of the site) accommodates 4 spin-outs, all of which are related to the Life sciences and medical-technology sectors, which are listed below in **Table 2.1**. Sphere Bio is a TWI building tenant, while Tagomics has recently taken up space at the BioMed building. As of 2024, T-Therapeutics occupied the One Granta building[7].

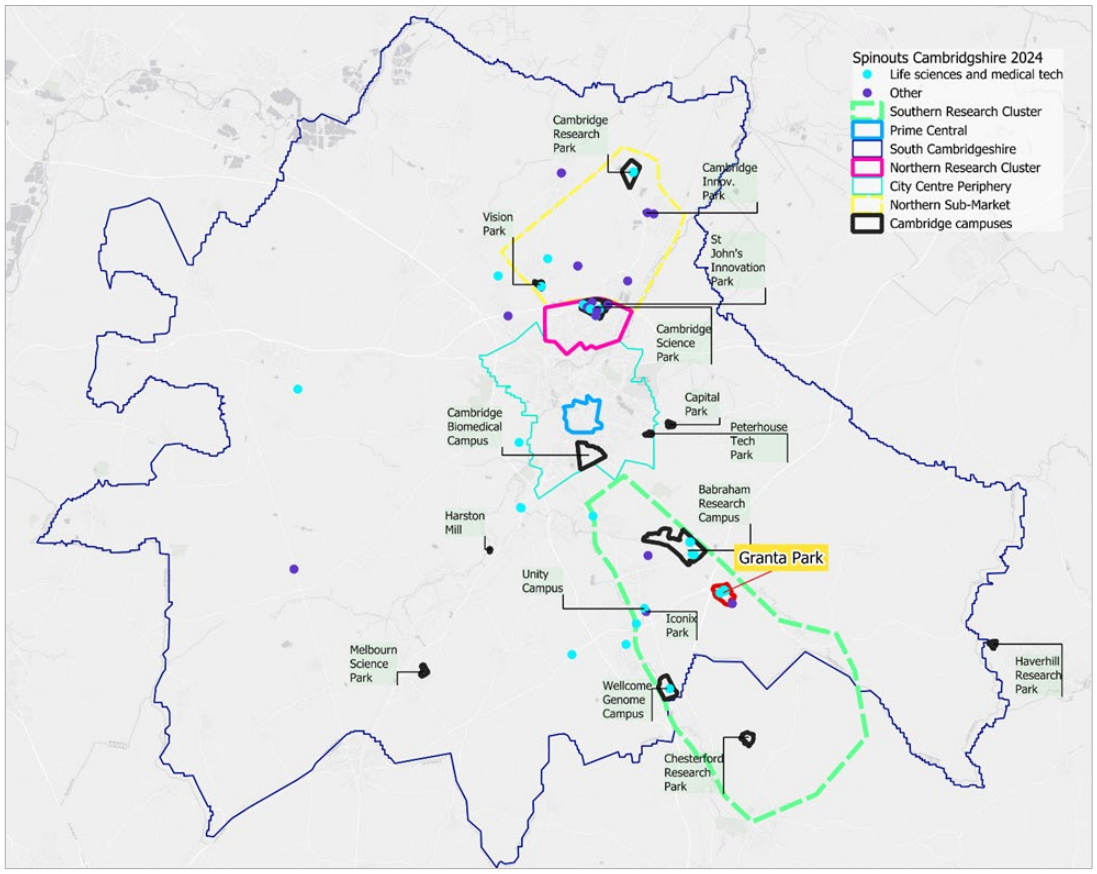
Table 2.1 Spin-outs located in Granta Park

Spin-out	Spin-out origin (Academic Institution)
Sphere Bio[8]	University of Cambridge
Amphista Therapeutics	University of Dundee
Tagomics[9]	University of Birmingham
T-Therapeutics	University of Cambridge

Source: Beauhurst 2024

2.33 **Figure 2.7** provides an overview of the location of these spin-outs across Cambridge.

Figure 2.7 Cambridge Spin-outs location 2024



Source: Beauhurst 2024

[7] See more: https://www.linkedin.com/posts/t-therapeutics_science-tcells-laboratory-activity-7178398319621099520-gUFn?utm_source=share&utm_medium=member_desktop

[8] Located in the TWI building.

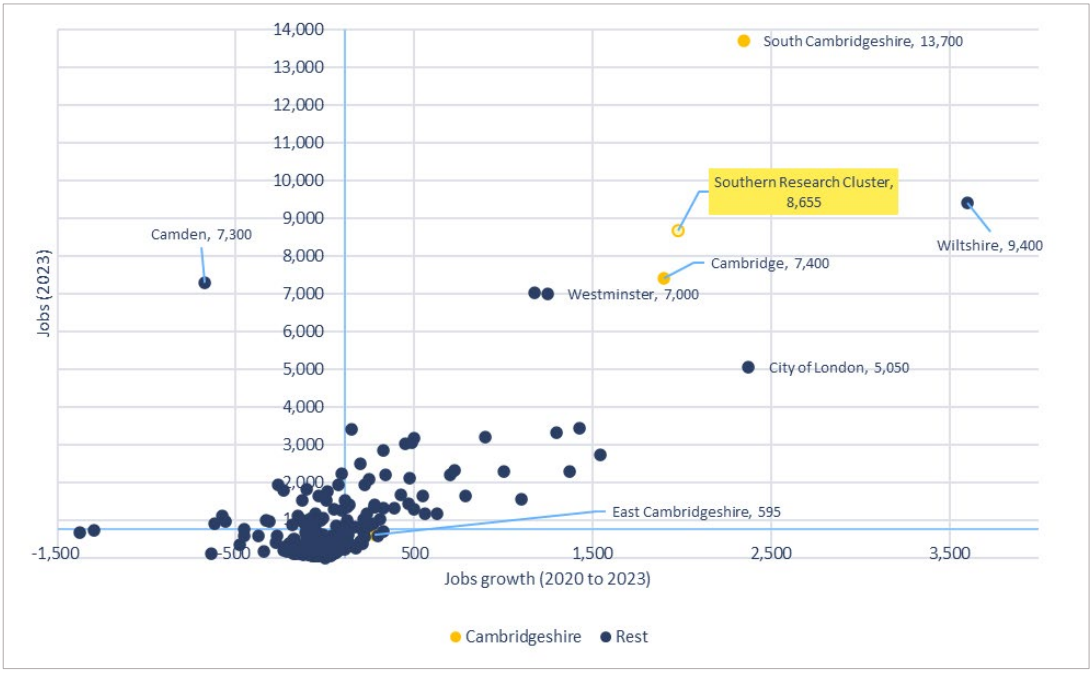
[9] Took up space after the start of this research study.

Life sciences employment growth

2.34 A defining strength of Cambridge is the size and specialisation of its labour force, with the highest growth figures of science and research professionals in England. The following charts show employment growth in science and research sectors for the recent years. This has been calculated using ONS data based on Standard Industrial Classification (SIC) codes. The SIC codes do not map precisely each sector and provide a general indicator of a sector's size and trajectory.

2.35 **Figure 2.8** shows the recent trajectory of science related jobs across different Local Authorities in the UK. Cambridgeshire, and the local authorities that comprise it, are shown in yellow dots. South Cambridgeshire stands out with the highest job numbers as of 2023 (13,700), and an increase of around 2,350 jobs over the last 4 years. The Southern Research Cluster, where Granta Park sits, has seen high levels of job creation over the last years and has the highest number of science related jobs than almost all local authorities in the UK.

Figure 2.8 Science-related employment in the UK[10]

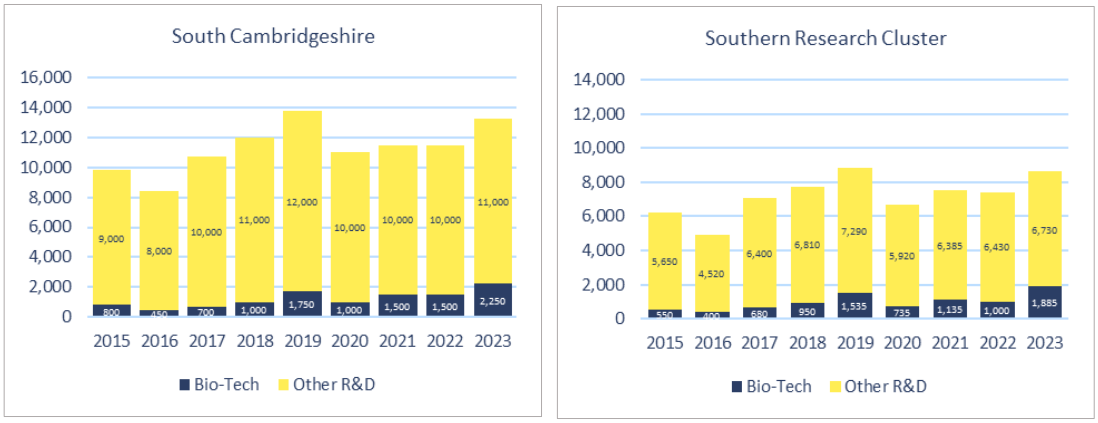


Source: ONS BRES 2024.

2.36 **Figure 2.9** sets out the historic growth in science-related jobs in South Cambridgeshire, which is primarily driven by the Southern Research cluster. The Southern Research Cluster makes up approximately 83% of South Cambridgeshire's Bio-Tech employment, and 65% of total science related employment. In addition to this, Bio-Tech jobs make up 21% of science related employment in the Southern Research Cluster compared with 17% in South Cambridgeshire, indicating that it is more specialised in this sector.

[10] The jobs considered as science and research related are the ones from the SIC codes 72110 : Research and experimental development on biotechnology, 72190 : Other research and experimental development on natural sciences and engineering, and 74909 : Other professional, scientific and technical activities (not including environmental consultancy or quantity surveying).

Figure 2.9 Science-related employment evolution in South Cambridgeshire



Source: ONS BRES 2024.

2.37 The above analysis demonstrates how consolidated the life science specialisation is in the area around Cambridge. Moreover, historic jobs illustrate that the Southern Research cluster, in South Cambridgeshire, is the main hotspot for science employment in Cambridge.

Cambridge science parks

2.38 As mentioned in previous subsection, we have identified seven key Cambridge commercial property sub-markets that service its R&D ecosystem.

2.39 Both the Southern Research Cluster and Northern Research Cluster are out-of-town sub-market, which implies larger areas for potential grow on companies (though this is subject to planning restrictions).The Southern Research Cluster has succeeded in attracting more investment than other Cambridge markets, which in addition to Granta Park include Chesterford Research Park, Babraham Research Campus and Wellcome Campus. Details in Table 2.2 illustrate the commercial floorspace size of Granta Park.

2.40 These out-of-town science parks provide a more self-contained offer, with a wide variety of amenities that help offset their distance from the town centre.

Table 2.2. Cambridge science parks (2024)

	Southern Research Cluster				Northern Cluster		Northern Sub-Market			Cambourne Business Park	Southern Cambridgeshire			
	Babraham Research Campus	Wellcome Genome Campus	Chesterford Research Park	**Granta Park**[11]	Cambridge Science Park	St John's Innovation Park	Cambridge Research Park	Cambridge Innovation Park	Vision Park	Cambourne Business Park	Capital Park	Melbourn Science Park	Harston Mill	Iconix Park
Commercial floorspace (sq. Ft)	350,000	45,000	58,262	1,598,896	1,965,994	263,252	712,658	81,620	196,877	292,943	206,902	171,018	92,865	43,118
Occupied %	98%	100%	99%	100%	99.1%	94%	98%	100%	75%	100%	19.5%	96%	92.6%	84%
Headline Office Rent (£ per sq. Ft)	£32.8	n.a.	£24.5	£29.0	£43.0	£36.0	£23.5	£26.0	£31.0	£22.5	£23.5	n.a.	£23.0	£23.5
Headline Lab Rent (£ per sq. ft)	£71[2]	n.a.	£53	£45.0	£51.0	n.a.	n.a.	n.a.	£45.0	n.a.	£31.0	n.a.	£30.0	n.a.
Lab space	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	-	-	Yes	Yes	Yes
Incubator	Accelerate @ Babraham	Biodata Innovation Centre	-	-	Cambridge Science Park Innovation Centre	St John's Innovation Centre	-	-	-	-	-	-	-	-

[1]*CoStar average achieved rent*

[2]*B900 building*

**Unable to source lease transactions to evidence or sample size too small.*

[11] Includes BioMed and TWI buildings

Global competition

2.41 Table 2.3 illustrates the leading role Cambridge plays supporting the UK's aspiration to become a 'Science Superpower.' The Global Innovation Index (Cornell University, INSEAD, and the World Intellectual Property Organization), ranks the best global Science & Technology clusters using scientific publications and patent filings locations under the World Intellectual Property Organization (WIPO) data for Patent Co-operation Treaty (PCT) ranking Cambridge as number one.

2.42 Cambridge's position as the top cluster by S&T-intensiveness was once again thanks to the presence of Cambridge University and central processing unit (CPU) maker ARM. Cambridge produced the most articles per capita, at just over 35,000 per one million people.

2.43 Data from Pitchbook suggests that Granta Park tenants currently hold around 270 Patent Documents, among active and inactive patents, reflecting its importance as a R&D cluster.

Table 2.3. Global Innovation Index – 2024 – Top Clusters Globally per capita

Rank per-capita	Cluster name	Country	Estimated cluster population (m)	PCT applications per capita (a)	Scientific publications per capita (a)	Total S&T share per capita (a)	Rank change (b)
1	Cambridge	GB	0.55	6,379	35,000	0.9	0
2	San Jose–San Francisco, CA	US	6.25	7,885	9,211	0.7	0
3	Eindhoven	NL	1.05	7,536	5,011	0.6	0
4	Oxford	GB	0.57	2,806	32,312	0.6	0
5	Boston–Cambridge, MA	US	4.25	4,462	17,934	0.6	0
6	San Diego, CA	US	3.91	6,279	5,189	0.6	1
7	Daejeon	KR	2.74	5,109	9,630	0.5	1
8	Ann Arbor, MI	US	0.66	1,891	29,439	0.5	-2
9	Seattle, WA	US	2.52	4,434	7,821	0.4	0
10	Munich	DE	2.79	3,828	9,734	0.4	1
11	Beijing	CN	19.42	2,189	15,893	0.4	3
12	Göteborg	SE	0.84	2,500	12,035	0.3	0
13	Raleigh, NC	US	1.76	1,735	16,473	0.3	0
14	Stockholm	SE	2.15	2,809	9,148	0.3	1
15	Tokyo–Yokohama	JP	36.30	3,712	3,231	0.3	2
16	Copenhagen	DK	1.70	1,838	14,669	0.3	0
17	Helsinki	FI	1.23	2,359	10,633	0.3	1
18	Zürich	CH	1.95	1,979	12,378	0.3	1
19	Basel	CH / DE / FR	1.02	2,588	7,521	0.3	1
20	Stuttgart	DE	3.21	2,907	4,516	0.3	1

Notes: (a) Per capita figures refer to 1,000,000 of population. (b) This column represents the previous year's rankings, which have been adjusted to align with the updated methodology. n.a. indicates not applicable.
Source: GII, WIPO Statistics Database, April 2024

2.44 This has played a major role in enabling the growth of knowledge-intensive sectors in Cambridge,

including life sciences and technology sectors.

Government policy position and aspirations for the ecosystem

2.45 This subsection gathers all the main recent policies fostering the R&D sectors in the UK.

Invest 2035: the UK's modern industrial strategy

2.46 The UK government has launched Invest 2035, a long-term industrial strategy designed to provide businesses with the stability and confidence needed to invest in the sectors that will shape the UK's economic future. This 10-year plan marks a shift toward sustained, strategic policymaking, underpinned by the creation of a statutory Industrial Strategy Council to ensure continuity and accountability.

2.47 At its core, Invest 2035 is focused on unlocking growth by targeting investment in sectors with the greatest potential to drive productivity, innovation, and global competitiveness. The strategy recognises that long-term economic success depends on nurturing both established strengths and emerging opportunities.

2.48 Eight high-growth sectors have been prioritised for coordinated support across services and manufacturing. These sectors reflect the UK's comparative advantages and future-facing capabilities: advanced manufacturing; clean energy industries; creative industries; defence; digital and technologies; financial services; life sciences; and professional and business services.

2.49 The next phase of work will involve identifying key subsectors within these priority areas, informed by evidence gathered through this green paper, further consultation, and robust analytical methodologies. The strategy also commits to addressing cross-cutting barriers to growth — including infrastructure, skills, regulation, and access to finance — through a coordinated, pro-investment approach.

2.50 Cambridge plays a pivotal role in this ambition, serving as a global centre for biomedical research, innovation, and commercialisation, and achieving the aspirations of the UK Industrial Strategy. Science parks such as Granta Park are central to this ecosystem, hosting world-class research institutions, biotech firms, and pharmaceutical companies. These clusters foster collaboration between academia and industry, accelerate translational research, and attract international investment. The government's strategy includes major funding commitments to genomics, health data platforms, and innovative manufacturing, reinforcing the UK's position as a destination for cutting-edge life sciences development.

Strategic Delivery Plan (2022-2025) (September 2022) Biotechnology and Biological Sciences Research Council (BBSRC)

2.51 A 3-year plan for supporting the UK Bioscience sector, setting out the actions that will be taken over the next three years in support of the long-term vision and ambitions for UK bioscience. As part of UKRI, BBSRC is a major convenor, investor, and catalyst of the UK's world-leading bioscience endeavour.

Life Sciences Vision (July 2021) [12]

2.52 The latest policy statement on the life sciences sector, recognised it as "among the most valuable and strategically important in the UK economy". Improving the economic environment for life

[12] See more: https://www.gov.uk/government/publications/life-sciences-vision/life-sciences-vision-html

science businesses underpins the entire vision, and the UK Government identifies improving access to finance, regulation, skills, and investing in manufacturing as key.

The Cambridge Delivery Group[13]

2.53 In 2023 the government established the Cambridge Delivery Group (CDG), chaired by Homes England, to drive forward the vision for Cambridge in collaboration with local partners. Since its inception the CDG has engaged extensively in the Cambridge area. CDG representatives have met with local MPs, leaders of local authorities, business leaders, university representatives, utility suppliers, infrastructure providers and developers. These discussions highlight some of the concerns, core values and ambitions that coalesce around the future of Cambridge, including water scarcity, transport infrastructure and public services.

2.54 The CDG is actively supporting the local area to unlock and accelerate the delivery of planned growth at key strategic sites, including the Cambridge Biomedical Campus, Cambridge East (Marshall's Airport) and North East Cambridge.

2.55 The government intends to take steps to establish a development corporation to oversee the long-term work and coordination required to realise Cambridge's full potential. The work of the CDG will form a key component of this process, helping to lay the institutional groundwork for the future of Cambridge.

Barriers to delivering growth

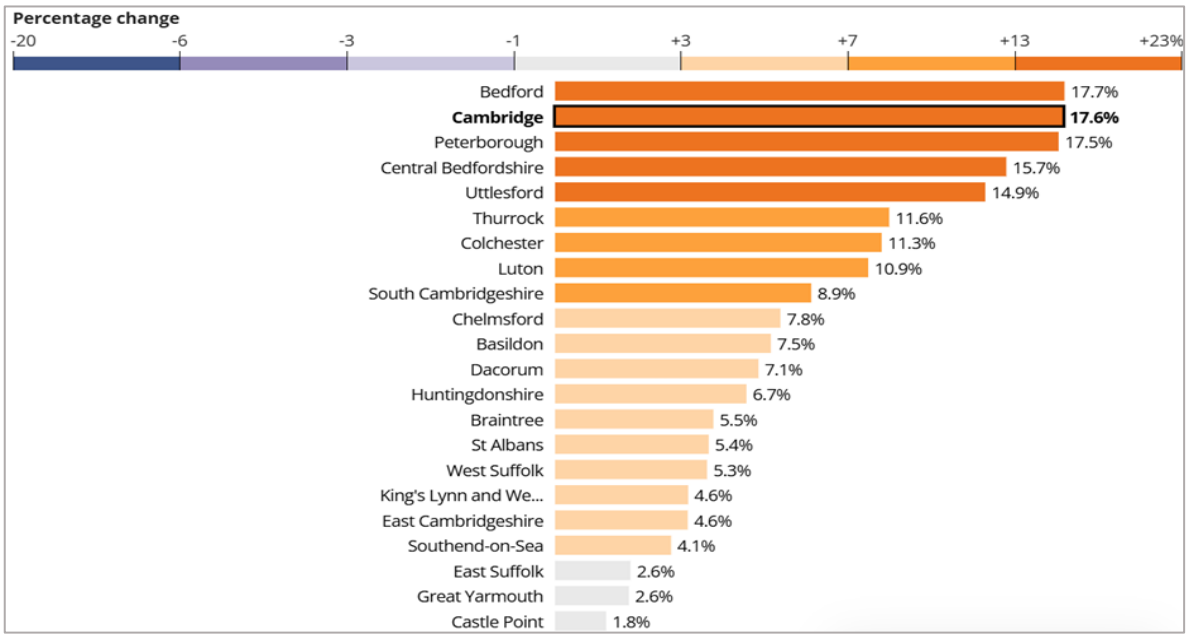
2.56 Following the MHCLG Report The Case for Cambridge 2024[14], the main challenges for growth in Cambridge are the following:

Accommodating population growth

2.57 Population growth in Cambridge rose from approximately 124,000 in 2011 to just under 146,000 in 2021, an increase of 17.6% in 10 years, and 8.9% in South Cambridgeshire. This population growth presents great opportunities for the region but also presents a number of challenges, including pressure on house prices and congestion levels. At 17.6% (2011 – 2021), Cambridge's and South Cambridgeshire's population increase is higher than the East of England (8.3%) (Figure 2.11)..

[13] See more: The Case for Cambridge 2024. https://www.gov.uk/government/publications/the-case-for-cambridge/the-case-for-cambridge#introduction
[14] See more: https://www.gov.uk/government/publications/the-case-for-cambridge/the-case-for-cambridge

Figure 2.11 Population change of selected Local Authorities in East of England 2011-2021(%)



Source: Census 2021

Housing demand and affordability

2.58 The demand for housing in Cambridge has increased as the population and economy have grown. This trend has led to unaffordable housing prices for residents and a supply issue for businesses who want to grow their workforce.

2.59 The city's affordability ratio (based on 2020-2022 averages) is 12.7 (median house price in years of median salary)[15], far higher and therefore less affordable than both the English average (8.4) and most other major cities which range around 5 to 9 (London has 14.7).

Demand for commercial floorspace

2.60 There is a strong demand from both start-ups and large companies, including multi-national life science companies, which is facing an acute shortage of laboratory space supply.

2.61 The strength of the Cambridge ecosystem, the quality of talent and the ability to raise financial capital, ensures that take-up will remain buoyant. As observed in Section 2.2, skilled jobs related to science continue to grow, along with lab increasing lab space demand and increasing office availability; this show that demand for skilled jobs can be higher if supply of lab space keep up with the pace.

Infrastructure

2.62 As Cambridge grows, the provision of sustainable and efficient infrastructure will determine whether it becomes a better place in which to live, work and study. In this sense, the main aspirations for a sustainable expanded Cambridge are:

- Better digital and power connections, making it easier to set up and run a business, and work and study in the city
- A safe and sustainable supply of water that not only serves the city's population but protects

[15] ONS. House price to workplace-based earnings ratio. (2023). https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

the area's natural environment

- Improved access to health and social care services, supported by neighbourhoods that encourage healthy lifestyles
- Better air quality through improved cycling, walking and public transport connections, and reduced emissions from traffic, following the introduction of the Air Quality Management Area
- Better transport connection are particularly acute for the out of town science parks such as the ones located in the Southern Research Cluster. Additional investment in connectivity will secure more investment into labs spaces and more 'tech' workers willing to commute to out of town locations. It is essential for the ongoing success of out of town science parks that they are better connected.

2.63 In terms of water resources, Cambridge has to secure the water supply it needs to support long-term growth, including a new reservoir in the Fens and a new pipeline to transfer water from nearby Grafham Water. In addition, Cambridge is promoting water savings through improved water efficiency of appliances in existing buildings that can offset new homes and commercial space.

Conclusions and recommendations

2.64 There is huge potential for Cambridge to become Europe's answer to Silicon Valley. But, if the government does not work urgently with local partners to address the demand for housing, skills shortages and pressure on local infrastructure, there is a real risk that the businesses in Cambridge's technology and science clusters will stop growing or relocate to other competitor cities around the world.

2.65 There is a positive relationship between city size and productivity, which can be explained by 'agglomeration,' defined as the impact of geographically concentrating economic activity. Agglomeration allows businesses, organisations and workers to benefit from collaboration, knowledge exchange and skills sharing.

2.66 The positive impact of geographic concentration is already visible right across Cambridge's unique life sciences and technology ecosystem, and the benefits will continue to increase. This is especially the case as knowledge based industries, which Cambridge is famed for, tend to benefit most from the free flow of knowledge and information. At present the difficulty of moving speedily is constraining the effective size of Cambridge and its potential for productive growth.

2.67 A recent report from Centre for Business Research (2024)[16] indicates that the 37 key business parks in Cambridge invested around 44% of corporate research and development spending in the East of England. This investment will encourage further clustering in the healthcare, pharmaceuticals, and biotechnology sectors.

[16] Cited in: https://www.jbs.cam.ac.uk/wp-content/uploads/2023/04/cbr-1-the-economic-geography-of-the-cambridge-city-region.pdf

3. Granta Park's role in the Cambridge innovation ecosystem

KEY MESSAGES

From the property market assessment

- Granta Park accommodates about 15% of R&D space supply in the Cambridge market and primarily serves the life sciences sector which is critical to Cambridge's success.
- Granta Park provides 'grow-on' space to growing and established life science companies in a high amenity environment, enabling Cambridge to realise the broader economic benefits associated with retaining early spin out and start-up companies as they grow.

From the company survey

- Company survey respondents at Granta Park have grown faster (4.7% pa) than the 3.6% pa seen across the wider Cambridge region over the last three years.
- Access to talent from the Cambridge cluster and availability and affordability of space on Granta Park rank as the top two reasons behind companies' decision to locate on Granta Park.
- All company survey participants regarded on-site space to accommodate expansion as an important property-related benefit of their Granta Park location.
- 89% of company survey respondents cited as important benefits the availability of suitable premises, the affordability of suitable premises and flexible lease terms.
- A Granta Park location has provided important facilities-related benefits (e.g. availability of parking facilities, access to scientific equipment / expertise and availability of support services) which were also felt to have had a positive impact on employee wellbeing.
- All company survey participants rated the proximity to the Cambridge cluster as an important benefit of their Granta Park location. This has increased their ability to attract talent, supporting the quality / availability of the local labour force and raising their image.
- BioMed Realty tenants at Granta Park have received a number of important benefits from the collaborations and other informal exchanges with other companies and organisations on the Park and beyond.

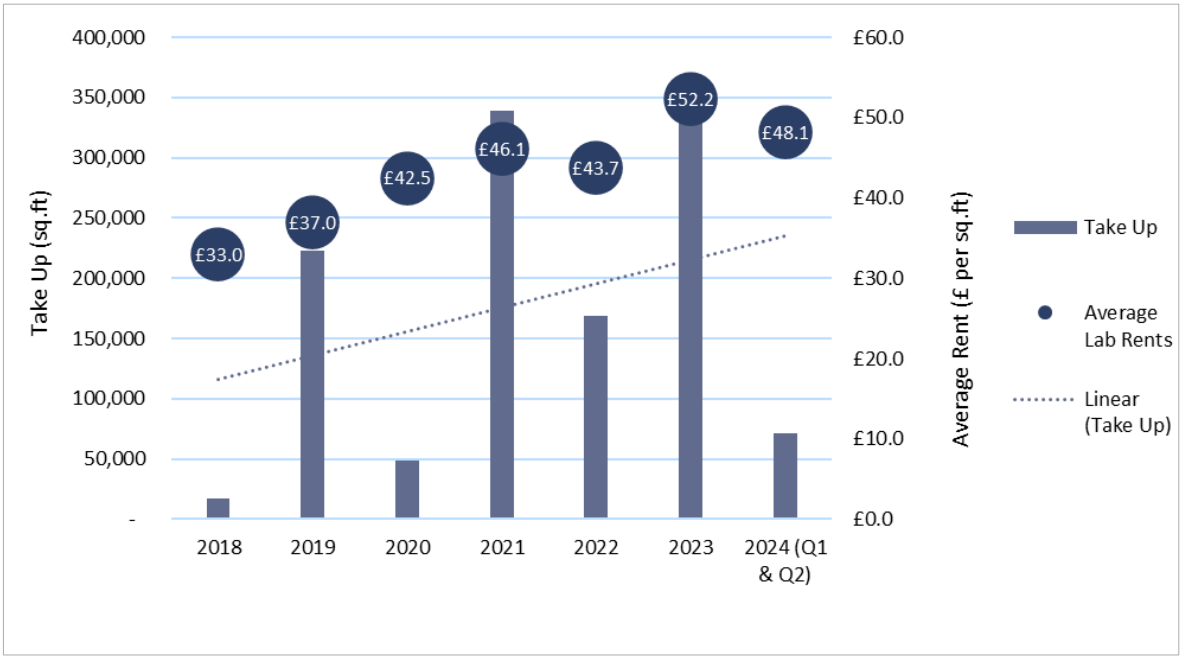
From the employee survey

- The workforce in BioMed Realty's footprint at Granta Park is highly educated and mobile, keen to access the job opportunities that the Cambridge ecosystem offers.
- Half of employees were recruited from the Cambridge area and 12% were recruited from overseas. Being in the Cambridge area was very, or critically, important to 37% in their job decision and 80% said it had at least some importance.
- They typically have a spouse/partner and half of these also have a family. Three quarters of them live in a house and two-thirds own their property.
- While Granta Park itself was not a key factor to join the company, there was strong satisfaction with working at Granta Park. Main benefits identified as: the park environment and the opportunity it gave to de-stress; the gym and other sporting activities; eating and drinking facilities; and the sense of community.

Cambridge R&D (office and labs) property market

3.1 **Figure 3.1** shows recent evolution of the overall market for lab and R&D spaces in Cambridge, by using data from Savills Research and CoStar. Even though the take-up has varied year to year over the last 7 years, an upward trajectory observed, along with rising rents that have reached around £48 per sq.ft on average in Cambridge, as of July 2024.

Figure 3.1 PMA Office and Lab Take Up and Average Rents



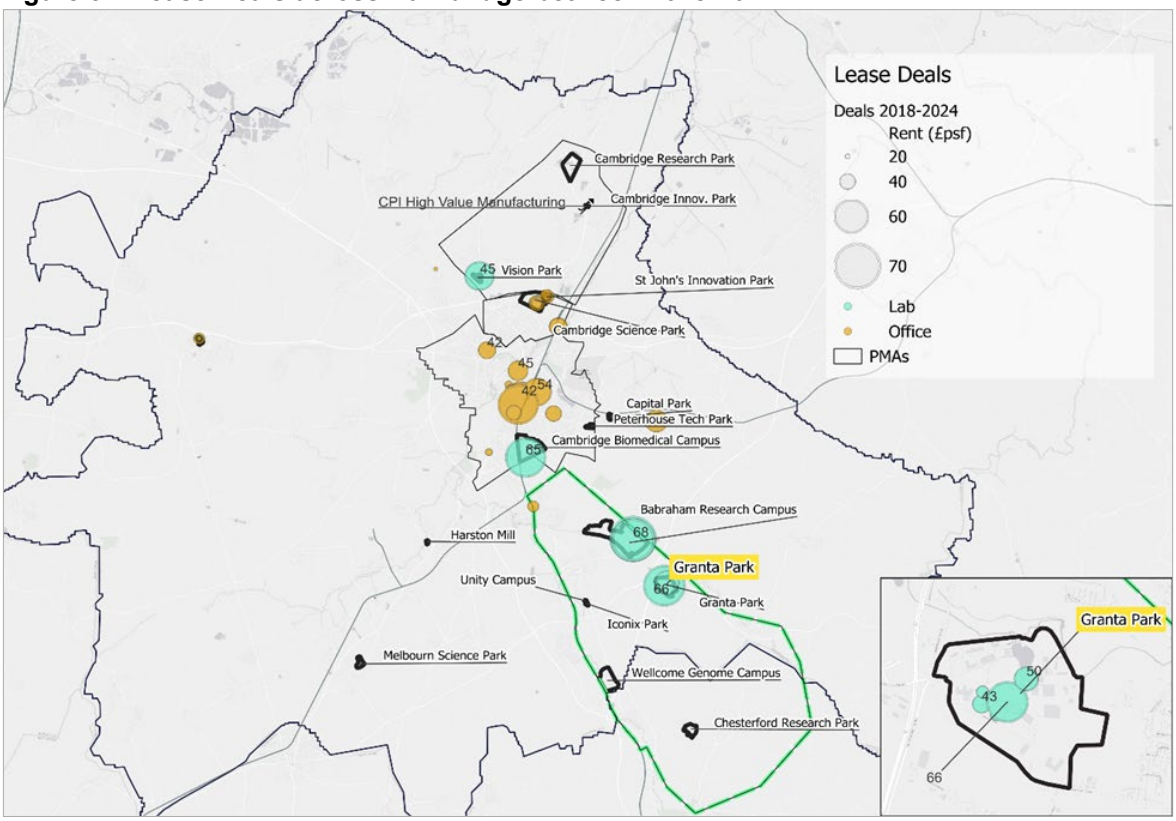
Source: Savills Research; CoStar 2024

3.2 Office space by comparison has seen a contraction in annual take up since 2018, reflecting a rationalisation of space by occupiers due to the adoption of working from home by staff. It also illustrates the resilience of the R&D market, which by comparison has seen an expansion of take up and rents since 2018. It demonstrates that commercial projects with a combination of high quality R&D space, in the PMA, are in strong demand as opposed to standalone office schemes.

Take up of R&D space across Cambridge

3.3 Figure 3.2 on the following page shows a sample of deals for the years between 2018-2024 (Q1 & Q2), for both office and lab deals. It shows that higher rents were achieved in the Southern Research Cluster, in Babraham and Granta Park. The other significant deals with high rents occurred around the Cambridge Biomedical Campus, and Vision Park in the north.

Figure 3.2 Lease Deals across Cambridge between 2018-2024

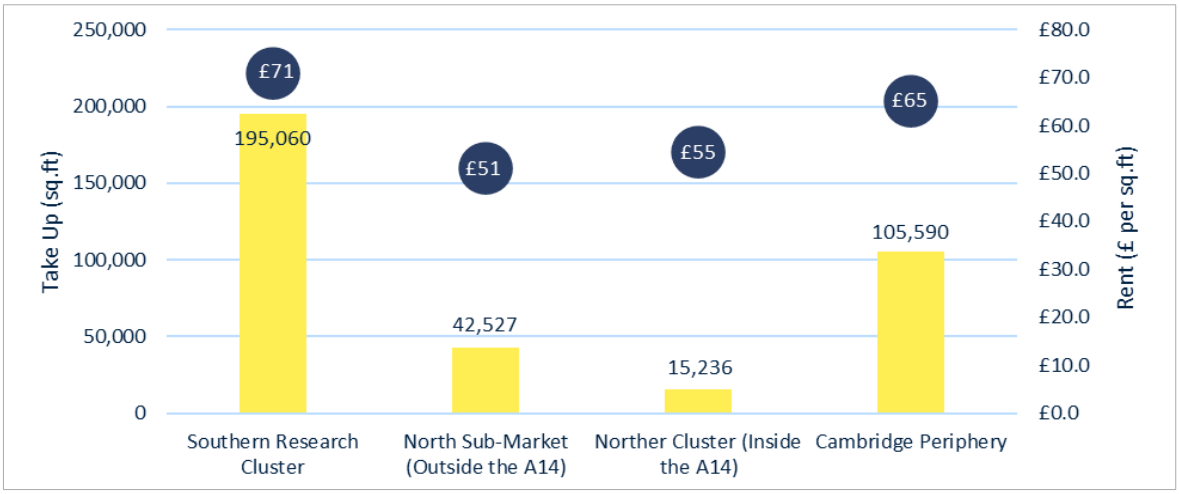


Source: Savills Research 2024

Southern Research Cluster

3.4 Granta Park forms part of the Southern Research Cluster which, as discussed earlier, has demonstrated dynamism in both attracting capital and employment growth into its life science ecosystem. The majority of take up and the highest headline rent in the PMA (between 2023 – 2024 Q1 & Q2) was in the 'Southern Research Cluster', which includes Granta Park; Babraham; Wellcome, Unity Campus and Chesterford Park. This is followed by the 'Cambridge Periphery' which includes the Biomedical Campus and West Cambridge, which has a lower headline rent despite being in a more central and urban location than many of the Southern Research Cluster campuses. The Northern Sub-Market (outside the A14) and the Northern Cluster (which is manly the Cambridge Science Park) have seen less take up and lower headline rents (Figure 3.3).

Figure 3.3 R&D Cluster Comparisons (2023 – 2024 Q1 & Q2)

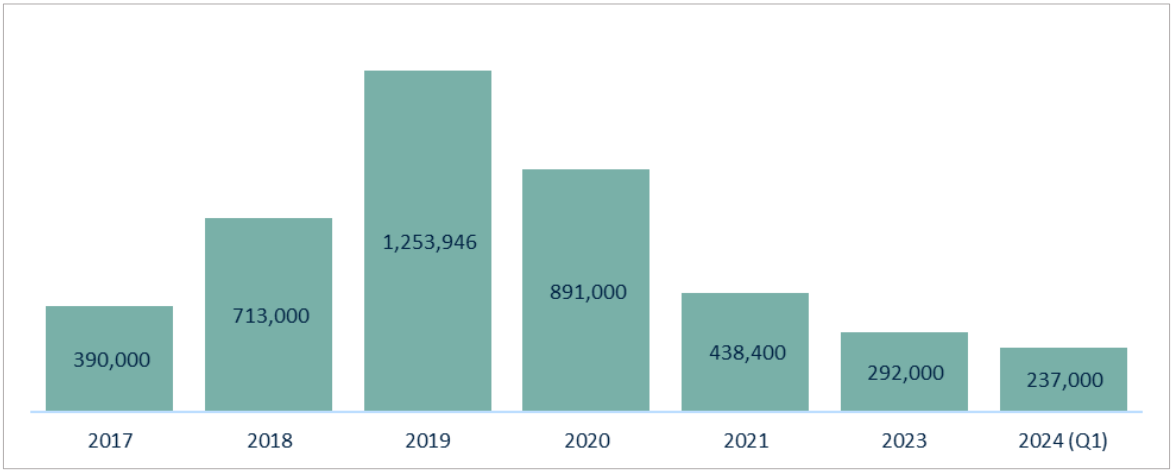


Source: Savills Research; CoStar 2024

Delivery of new R&D space across Cambridge

3.5 Figure 3.4 shows that the delivery of new R&D space peaked in 2019. Despite increasing take up and rents, the rate of R&D deliveries has been falling since 2019. If demand outstrips supply, available space will continue to contract potentially impacting smaller startups, spin-outs, and any small science entrepreneurship. In terms of cumulative space, as if 2024 there is approximately 4.2m sq.ft of R&D space in Cambridge.

Figure 3.4 Delivery of Commercial Lab and Office Space



Source: Savills Research

3.6 The rate of R&D deliveries has been falling in Cambridge, after its peak in 2019, despite demand side indicators such as occupancy and rents that are outpacing office rents, as observed in section 2.4. Some of the barriers to development include:

- **Planning constraints** – Delays due to protracted planning process, particularly for new entrants to the market seek to acquire and develop space.
- **High construction costs** – Build costs are now at record highs and causing viability issues for development projects.
- **Infrastructure constraints** - provision of sustainable and efficient infrastructure enables further R&D development to support the Cambridge ecosystem. These include a range of

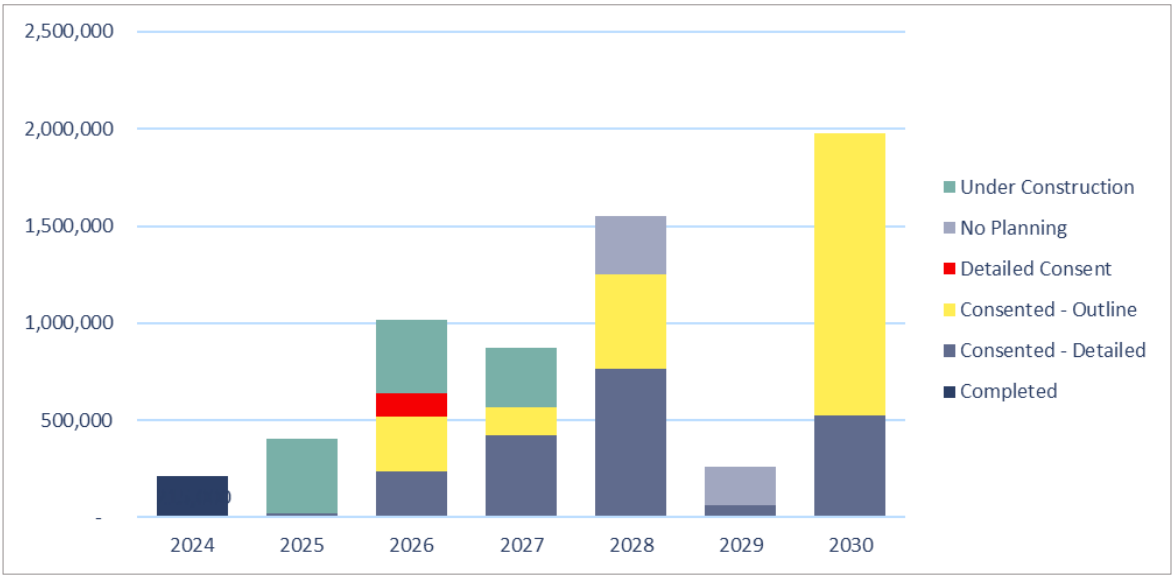
infrastructure including digital and power connections, safe and sustainable supply of water, improved access to health and social care services and active transport infrastructure that enable cycling, walking and public transport connections.

3.7 The above factors present a challenging development environment, which will further delay the estimated supply of lab space in Cambridge. If the gap between demand and supply for R&D continues, rates will continue to rise and will start excluding smaller startups, spin-outs, and any small science entrepreneurship.

Pipeline of R&D development across Cambridge

3.8 Figure 3.5 shows the timeline of the pipeline, with expected deliveries totalling around 5.2m sq.ft of additional R&D space. It is expected that around 2028 around 767,000 of extra R&D will be delivered.

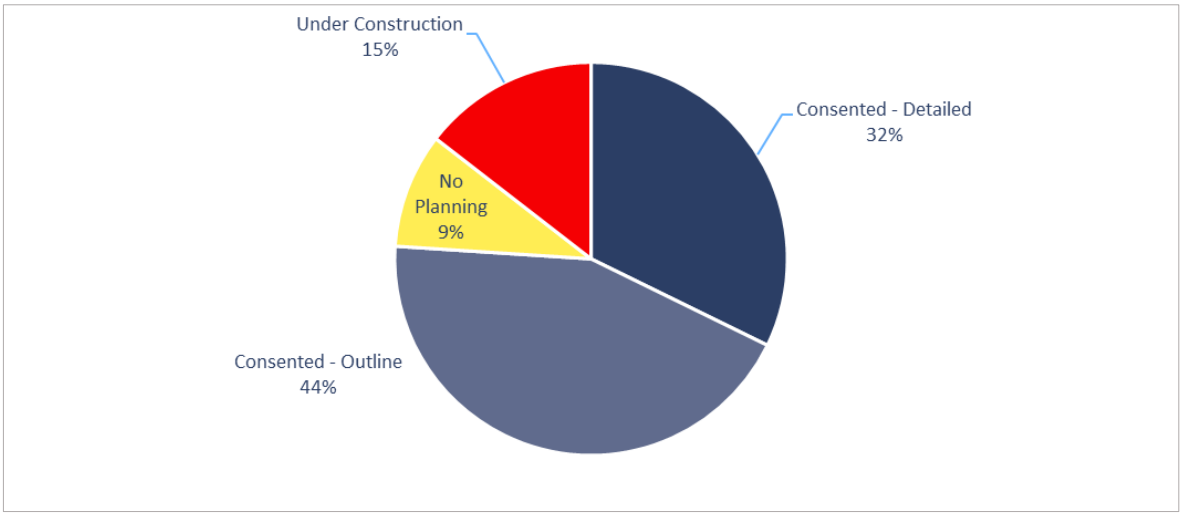
Figure 3.5 Pipeline for R&D space



Source: Savills Research 2024

3.9 The following Figure 3.6 shows a breakdown of the pipeline for the future years up to 2030. The projects in the pipeline could represent around 5.2m sq.ft of extra floorspace for Cambridge; however only 15% of this is under construction, which signifies that most of the pipeline is still uncertain.

Figure 3.6 Pipeline of R&D space by status

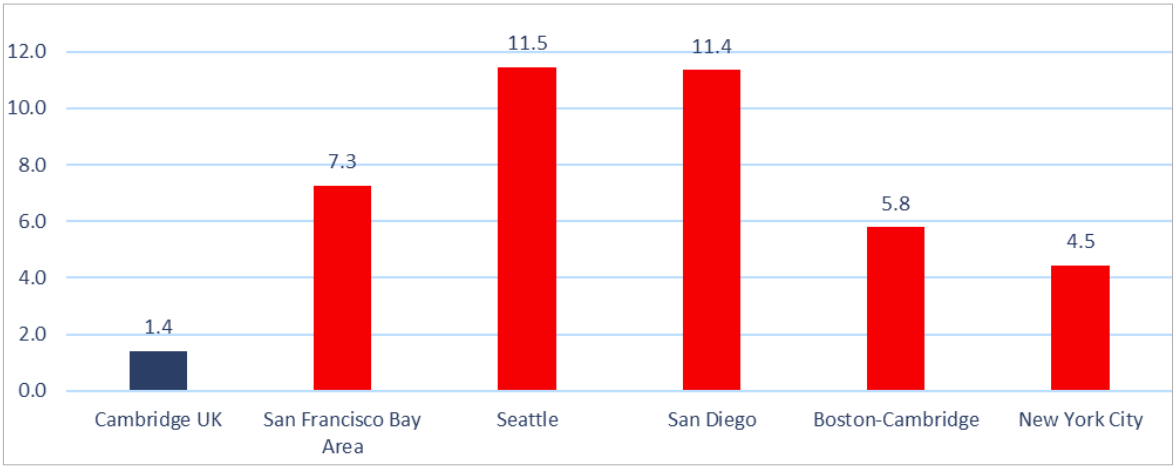


Source: Savills Research 2024

R&D space compared with competing clusters

3.10 Compared to other global R&D clusters, Cambridge is undersupplied (**Figure 3.7**). One way of illustrating this is analysing the ratio between venture capital raised (which is the lifeblood of pre-revenue companies) and sq. ft of lab stock. Considering around 4.2m sq.ft of R&D estimated floorspace as of 2024, Cambridge has a ratio of 1.4 million sq.ft of lab space for every $1 bn (USD) in venture capital raised, compared 5.8 million sq. ft of lab space for every $1 bn (USD) and in Boston-Cambridge (these figures will be further widened with the considerable pipeline in Boston-Cambridge).

Figure 3.7 Approximate Ratio of Laboratory (million, sq. ft) / Life Sciences Venture Capital (billion, $ USD) 2023



Source: Savills, PitchBook, Cushman & Wakefield Life Science Update 2024

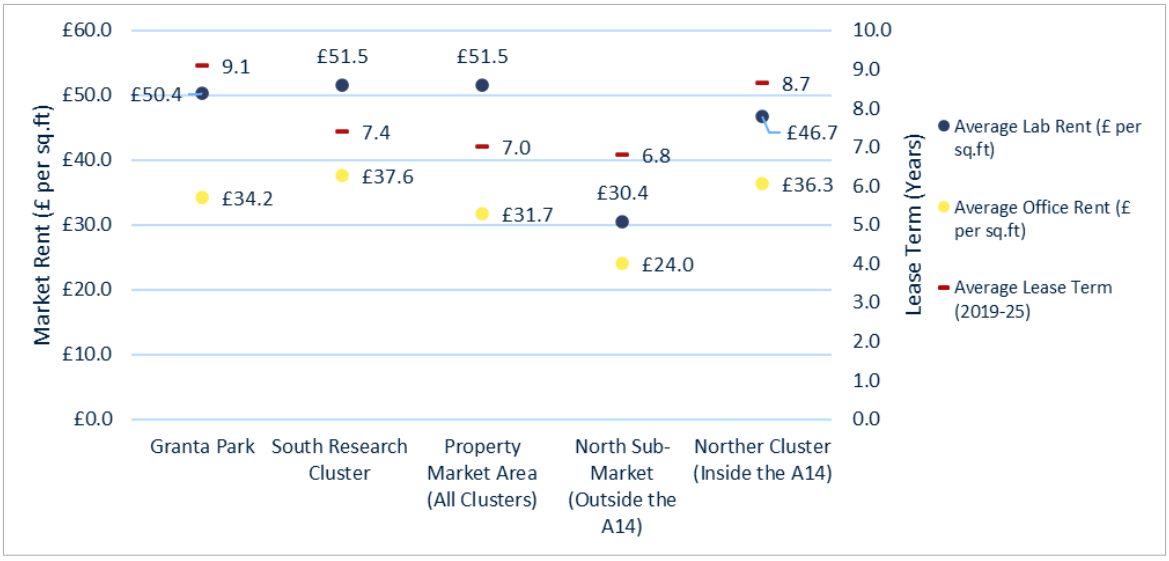
3.11 Not supplying Cambridge to comparable levels of competing global cities creates the risk that science and tech companies will seek space in these competing locations, where sufficient R&D space and 'clustering' exists to accommodate growth.

Granta Park's market positioning

Commercial property

3.12 The Southern Research Cluster with an average of £51.50 per sq.ft achieved the highest average lab rent in 2023 -2024 (Q1 & Q2), which included Granta Park which achieved an average market rent of £50.4 per sq.ft over the same period. This exceeds other submarket and clusters which range from £30.4 - £46.7 per sq.ft (Figure 3.8). Granta Park has a longer lease term than the broader Southern Research Cluster, indicating it provides space for more mature companies and more successful 'startups' and 'spinouts'. It is important to note that Granta Park's single ownership allows tenants to move around the park while tailoring their needs under new leases.

Figure 3.8 Average Rents and terms by type of space and market 2023-2024 (Q1 & Q2)



Source: Savills Research 2024, Costar 2024

Granta Park occupier profile

3.13 Granta Park primarily caters to a pharmaceuticals and biotechnology occupier base, making up approximately 80% of its occupiers. The remaining occupiers are real estate, venture capital and healthcare businesses. The high proportion of pharmaceutical and biotechnology companies and lab space (67% of floorspace) reflects the important role Granta Park plays in the Cambridge ecosystem and within the Southern Research Cluster. Data from Pitchbook suggests that Granta Park tenants currently hold around 270 Patent Documents, among active and inactive patents, reflecting its importance as a R&D cluster.

3.14 Based on company data from Beauhurst, it is possible to obtain insights of a sample of the circa 15 tenant companies (Table 3.1). 3 companies were in their 'Seed' phase, 2 were in their Growth, and another 2 are established companies, who have been through their IPO ('Exited'), and 2 are 'consolidated' corporates.

Table 3.1 Granta Park Campus Occupiers[17][18]

Occupiers	Sector	Company Stage[19]
Vernalis	Pharmaceuticals and Biotechnology	n.a.
Nxera	Pharmaceuticals and Biotechnology	Exited
Invox	Pharmaceuticals and Biotechnology	Seed
T-Therapeutics	Pharmaceuticals and Biotechnology	Seed, academic spinout
Cancer Research Horizons	Venture capital firm	n.a.
Pfizer	Pharmaceuticals and Biotechnology	Consolidated
Medimmune/Astra Zeneca	Pharmaceuticals and Biotechnology	Consolidated
PPD / Thermofisher	Pharmaceuticals and Biotechnology	n.a.
Gilead Sciences International	Pharmaceuticals and Biotechnology	n.a.
Bicycle Therapeutics	Pharmaceuticals and Biotechnology	Exited, academic spinout
Altos	Pharmaceuticals and Biotechnology	n.a.
Illumina	Pharmaceuticals and Biotechnology	n.a.
Amphista Therapeutics	Pharmaceuticals and Biotechnology	Seed
Alloy Therapeutics	Discovery Tools (Healthcare)	n.a.
Tagomics*	Discovery Tools (Healthcare)	Seed

Source: Pitchbook 2024, Beauhurst 2024
**Tagomics moved into a BioMed Realty building since the start of the Economics Impact study and therefore has not been surveyed.*

3.15 Definitions are as follows:

- 'Seed' refers to a youngish company with a small team, low valuation and funding received (low for its sector), with an uncertain product-market fit or just getting started with the process of getting regulatory approval.
- 'Exited', it is quite the opposite, which means the company has completed an Initial Public Offer or has been acquired.
- Growth refers to a company that has either got substantial revenues, some profit, highly valuable technology or secured regulatory approval significant traction, technology or regulatory approval progression, funding received and valuation both in the millions.
- Consolidated refers to established companies.

3.16 Four of these companies were originally spin-outs, and 2 of these from University of Cambridge. Overall, Granta Park typically attracts tenants who need more than 15,000 sq.ft., primarily in self-contained spaces. Providing grow-on and self-contained space for maturing 'startups' and 'spinouts' makes Granta's offer more attractive, helping to retain tenants in the long term.

[17] BioMed occupiers
[18] AstraZeneca, CRUK and Invox moved off Granta Park and were not included in the Study.
[19] Defined by Beauhurst.

Conclusions from the property market assessment

3.17 Granta Park is critical in supplying Cambridge's ecosystem with much needed R&D real estate. Granta Park sits at the centre of the Sothern Research Cluster as one of its key R&D player, with the largest footprint in this cluster. As observed in section 2, it has been home several important capital transactions in the recent years. It also adds around 15% of the total lab supply in Cambridge, with a Life sciences-specialised offer.

3.18 As observed in previous sections, employment related to Life sciences in Cambridge has experienced significant growth in the recent years, outperforming the UK average.

3.19 The take up for R&D continues to show a positive trend along with increasing rents, which currently reaches an average of around £48 per sq.ft. These rents are higher in the Southern Research Cluster, where Granta Park is located. Furthermore, despite the longer average length of the leases that Granta Park shows, they offer lease flexibility according to the tenants needs.

3.20 It is crucial to note that R&D spaces deliveries are slowing down across Cambridge, as only around 15% of the pipeline is under construction. A constrained supply would likely put upward pressure on rents. Importantly, out of town locations such as Granta Park can accommodate larger foot prints and more specific requirements than other urban locations.

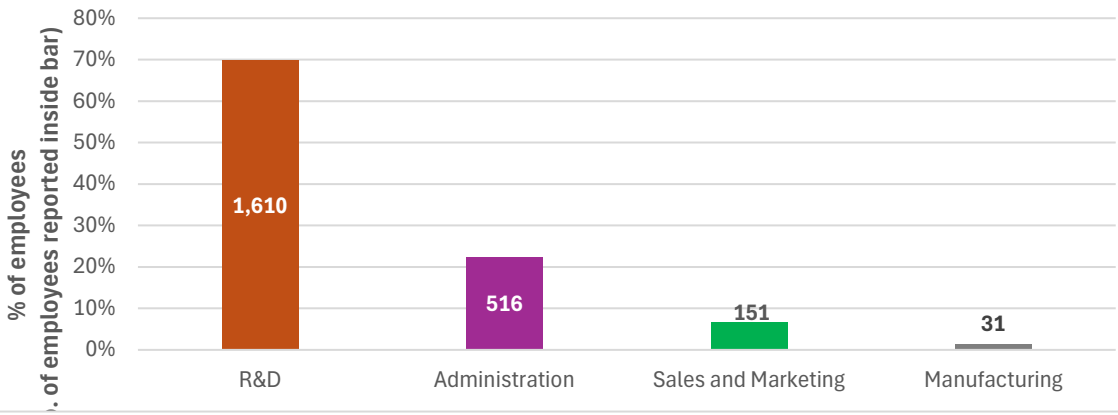
Who works at Granta Park?

3.21 Granta Park is the main business location globally for several of the companies surveyed like T-Therapeutics. Other tenants who employ a higher number of staff across other locations in the UK and beyond still have a large scale of operations on Granta Park (e.g. Illumina).

3.22 A very high proportion of Granta Park employees are scientists who, for example, are developing new products and services to support targeted treatments. A breakdown of the numbers of Granta Park workforce in 2024 for the 9 survey respondents (Figure 3.9) shows that 70% of their staff were employed in R&D (1,610 employees), 22% in Administration (516 employees), 7% in Sales and Marketing (151 employees) and 1% in Manufacturing (31 employees). Most of these staff are employed full-time and live in the Cambridge area.

Figure 3.9: Employees by occupation groups

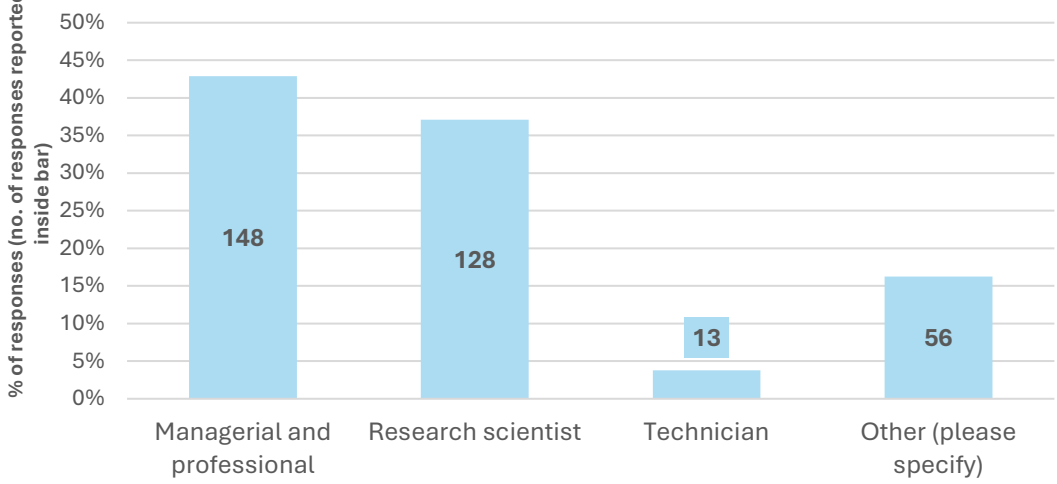
What numbers of your Granta Park workforce in 2024 were employed in the occupation groups listed below?



Source: CBR company survey
Number of responses to question: 9

3.23 The employee survey asked about the jobs they are doing at Granta Park. The first question had 345 responses. Figure 3.10 shows that 43% classified themselves as being managerial or professional and a further 37% said they are research scientists. This reflects the strong research orientation of the companies at Granta Park.

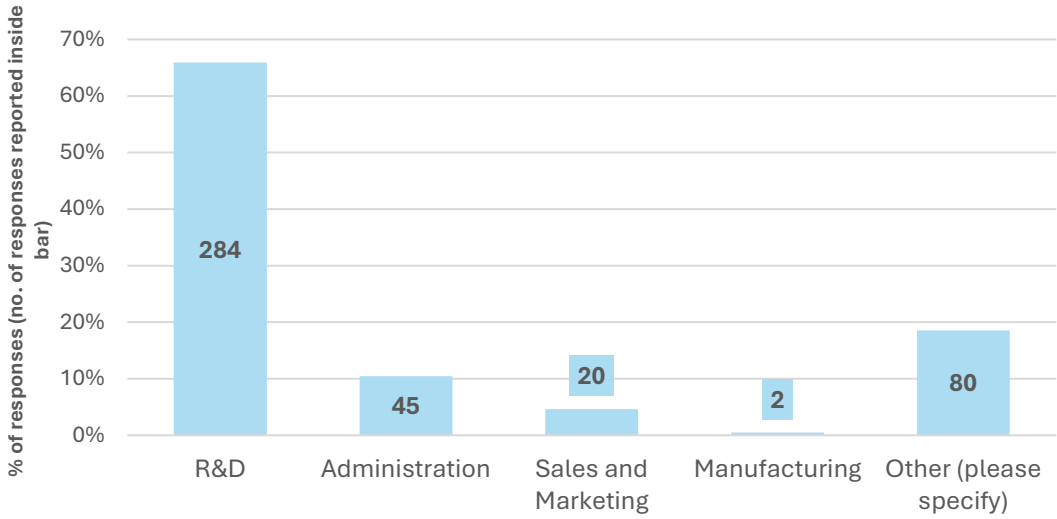
Figure 3.10: Job role
What is your job type?



Source: CBR employee survey
Number of responses to question: 345

3.24 The second question related to the area of activity of their work. This question was in both surveys and was answered by 431 employees. Figure 3.11 shows that two-thirds of them work in research and development; and the other third covered a range of activities. As noted above, the employer survey showed R&D staff at 70% so this suggests that the employee survey is representative of the whole workforce.

Figure 3.11: Job function
What is your occupation?

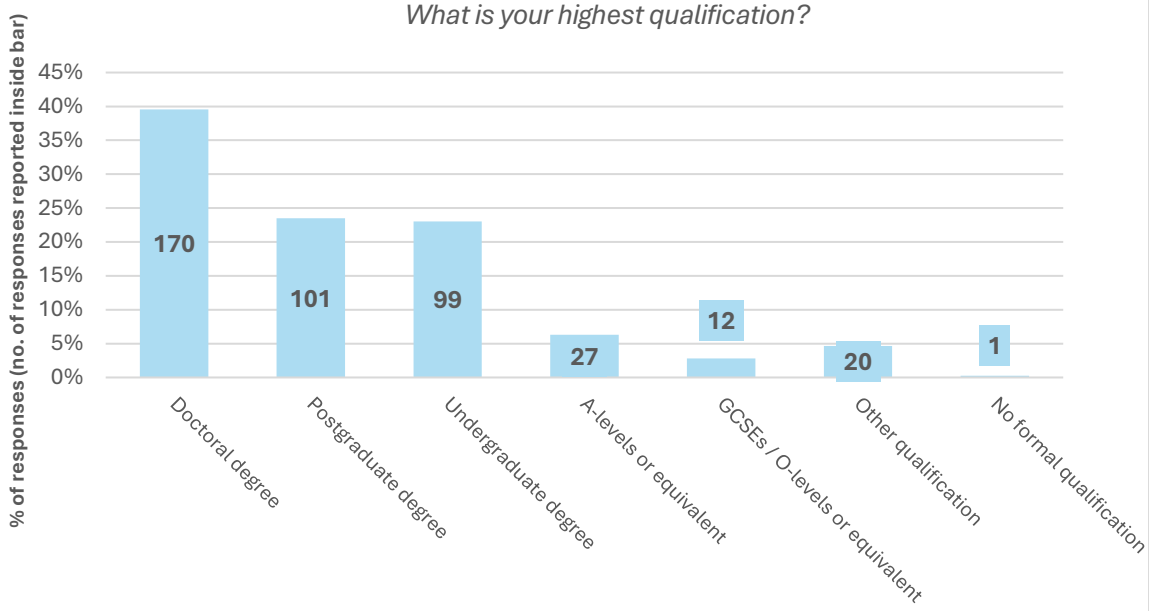


Source: CBR employee survey
Number of responses to question: 431

3.25 It is not surprising to find that this is a highly educated workforce. Figure 3:12 below is derived from

430 responses and reveals that 40% have a doctoral degree. 86% have an undergraduate degree or higher educational qualification.

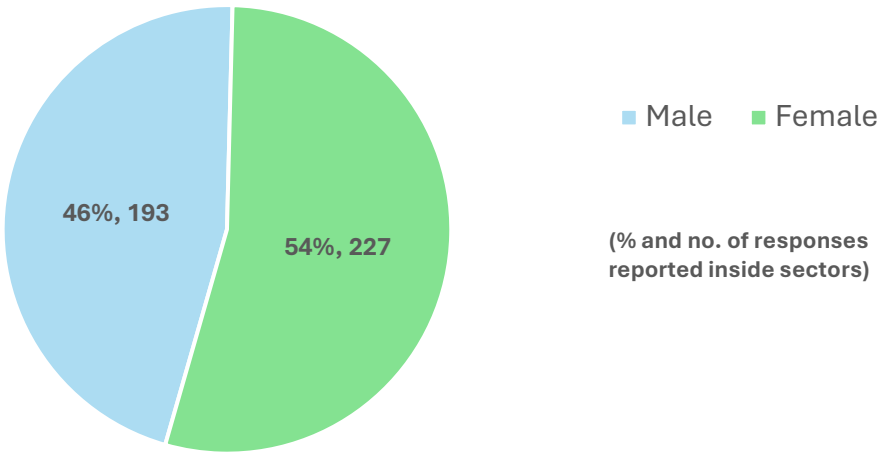
Figure 3.12: Education and qualifications
What is your highest qualification?



Source: CBR employee survey
Number of responses to question: 430

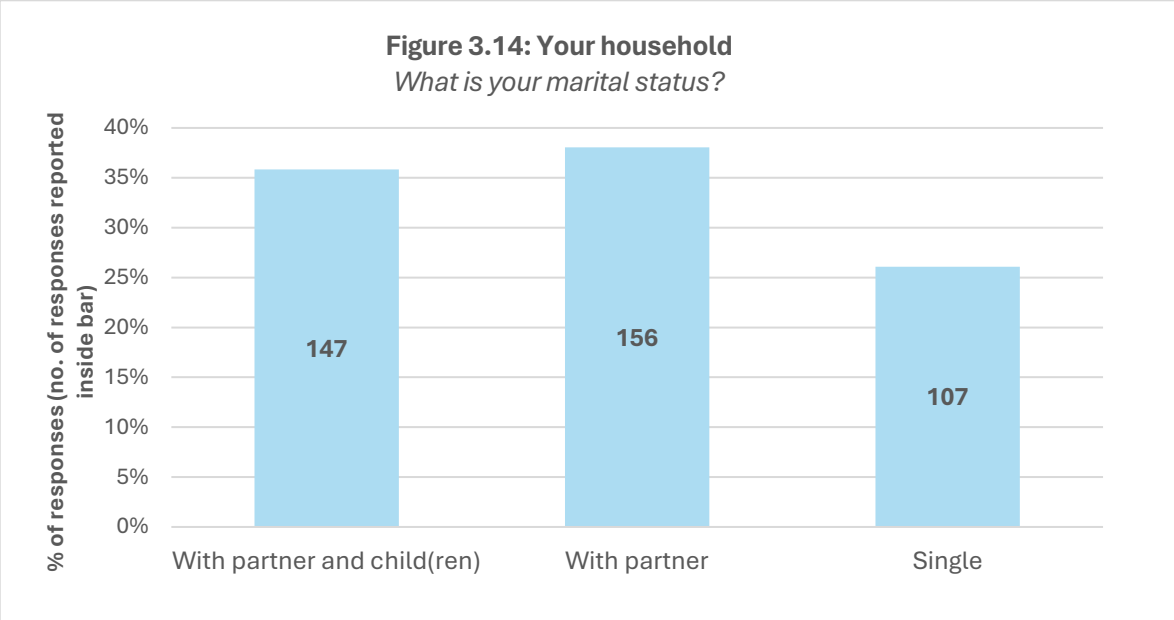
3.26 Responses to the employee survey suggest that the workforce has a majority of female employees. 54% of the 422 respondents classified themselves as female (Figure 3.13).

Figure 3.13: Gender balance
What best describes your gender?



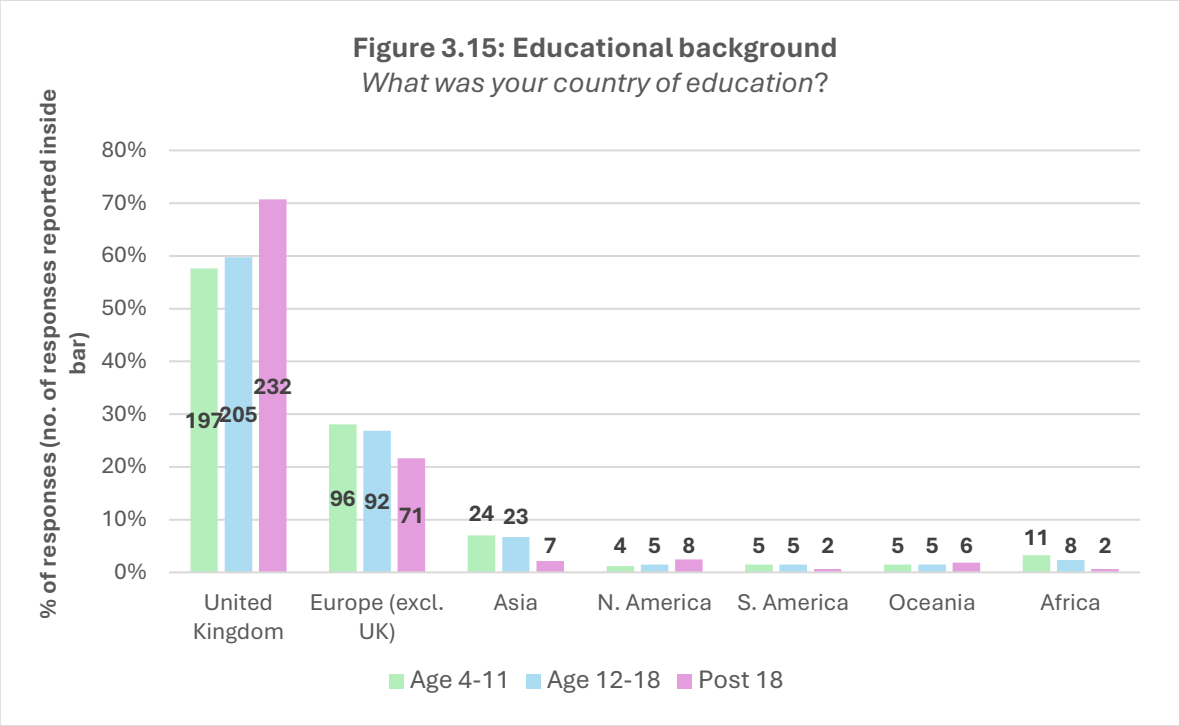
Source: CBR employee survey
Number of responses to question: 422

3.27 The workforce has relatively few employees in single households (Figure 3.14). 36% of the 410 respondents live in a family household with their spouse/partner and child(ren). A further 38% live with their spouse/partner, whilst 26% live in single households.



Source: CBR employee survey
Number of responses to question: 410

3.28 The employees were also asked about their country of education at age 4-11, 12-18 and post 18 years old and 342 answered this question (Figure 3.15). Looking first at their primary (4-11) education, 58% were in the UK, 28% in Europe, 7% in Asia and the remaining 7% were in other parts of the world. It is a similar picture for secondary (12-18) education. However, the 328 responses about university (post 18) education reveal a different picture. 71% of the respondents had been in the UK for their university education and a further 22% were in Europe, with the remaining 7% elsewhere.

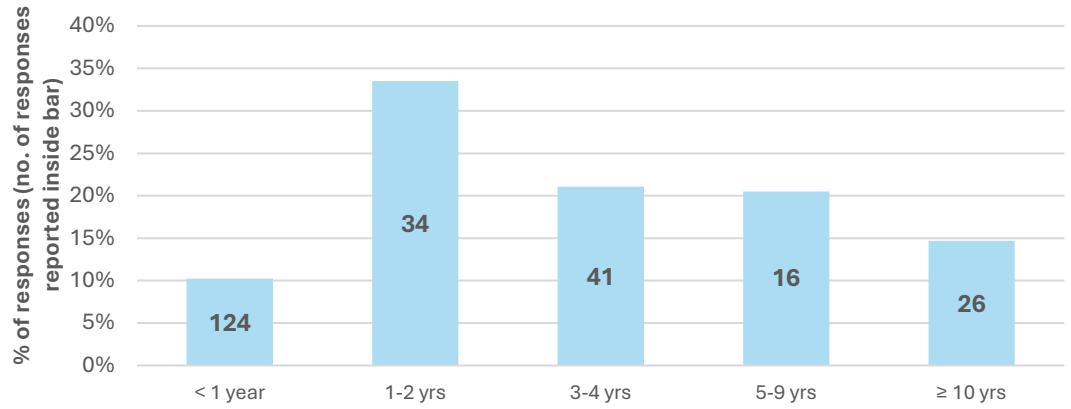


Source: CBR employee survey
Number of responses to question: 342

Where did the current Granta Park workforce work previously?

3.29 The average length of time the employees had worked for their company was three years (361 response, mean 3.7 years, median 3 years). Figure 3.16 shows that 10% had worked for the company less than a year, 34% had worked 1-2 years and 35% had worked for five years or more.

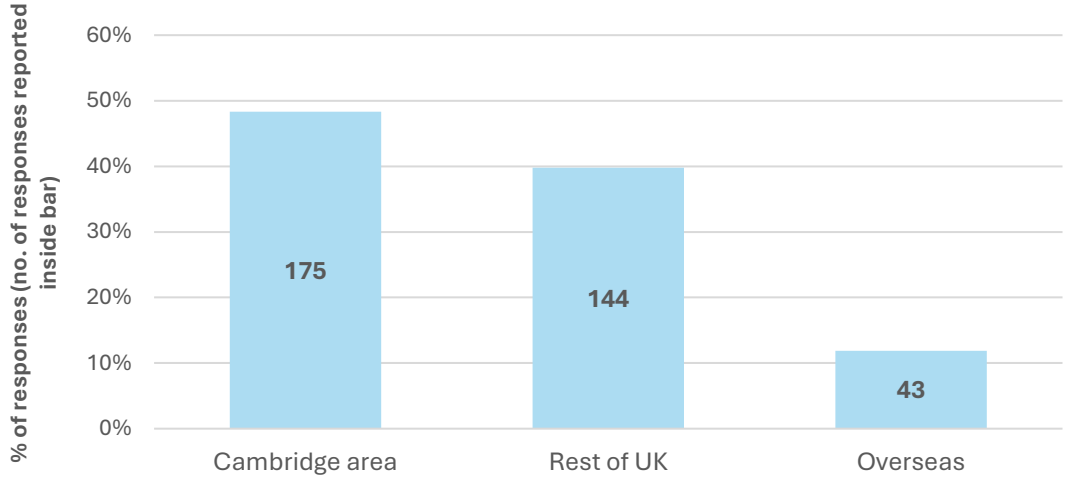
Figure 3.16: Joining the company
How long ago did you join the company?



Source: CBR employee survey
Number of responses to question: 361

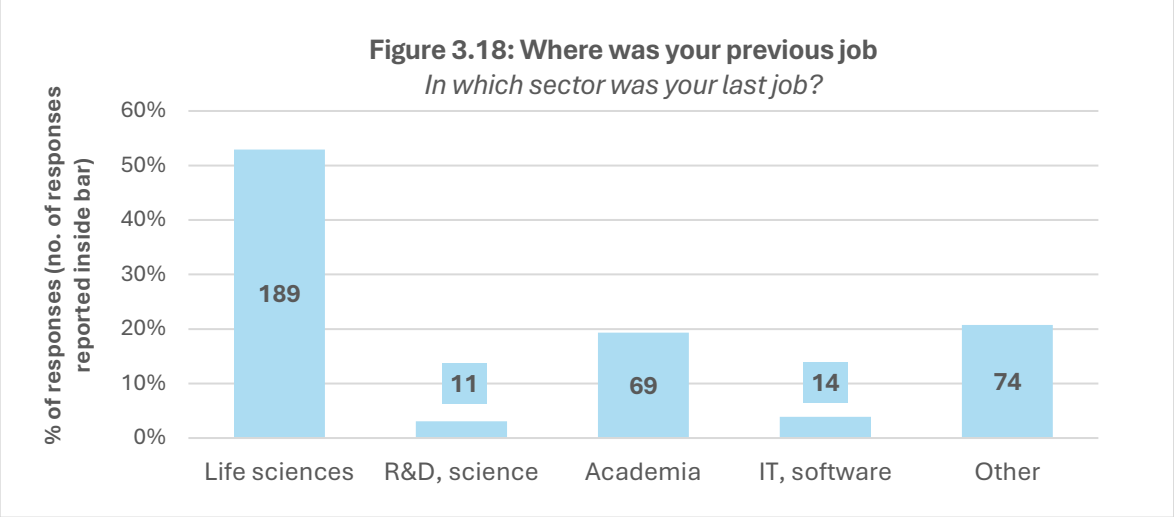
3.30 It is interesting to note that 48% of the 362 respondents to our next question came to join the company from another job within the Cambridge area (Figure 3.17). This suggests a significant recruitment from within the local employment pool despite the highly qualified and specialised nature of many of these jobs, further reinforcing the findings from the company survey – the ability to attract national / international talent and the quality / availability of the local labour force ranked as two of the most important benefits Granta Park tenants derive from their location. A further 40% came from jobs within the rest of the UK and 12% were recruited internationally.

Figure 3.17: Where was your previous job
Where was your last job before working for the company?



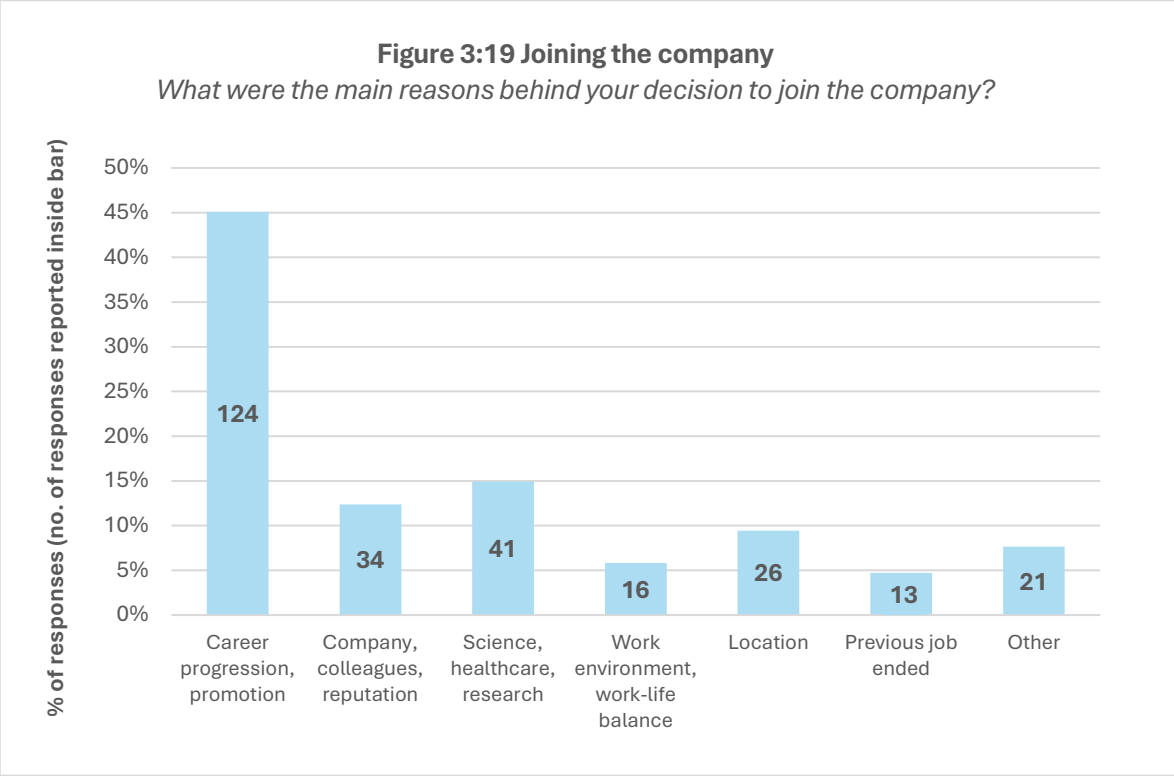
Source: CBR employee survey
Number of responses to question: 362

3.31 There were 357 responses to the employee survey question about the industry sector they came from. Figure 3.18 shows that 53% came from Life Sciences and a further 19% came from Academia. The remaining 28% came from a variety of sectors.



Source: CBR employee survey
Number of responses to question: 357

3.32 The employees were asked an open-ended question about why they joined the company and we received 275 responses. It is not surprising that career progression was the most prominent answer with 45% of responses (Figure 3.19). 15% said that they wanted to work in Life Sciences and 12% said it was due to the company and its reputation and workforce. 9% gave the company's location as the reason and 19% gave a variety of other reasons. The advantages of working at Granta Park are unpacked in greater depth below.



Source: CBR employee survey
Number of responses to question: 275

Key advantages of a Granta Park location – company perspective

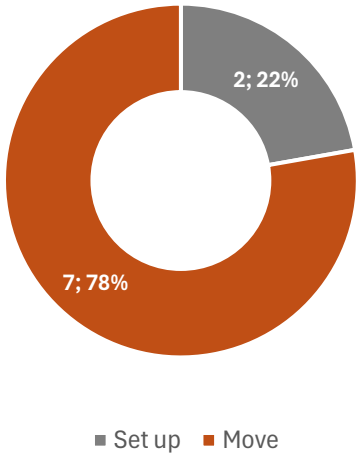
3.33 The company survey sought the views of Granta Park tenants on why they chose to locate on the Park, what benefits they derive from being there and what impact their location has had on their business.

History of company location at Granta Park

3.34 7 of the 9 companies who returned the completed questionnaire **moved** to Granta Park at some point after incorporation, some shortly after being formed and others after a longer period (Figure 3.20). Of the 7 companies who moved to Granta Park, 3 relocated from another business park or science campus in the Cambridge area, 2 relocated from elsewhere in the Cambridge area and another 2 relocated from other parts of the UK. The remaining 2 survey respondents were **set up** on the Park.

Figure 3.20: Set up or moved

Was your company set up on Granta Park or did it move here?

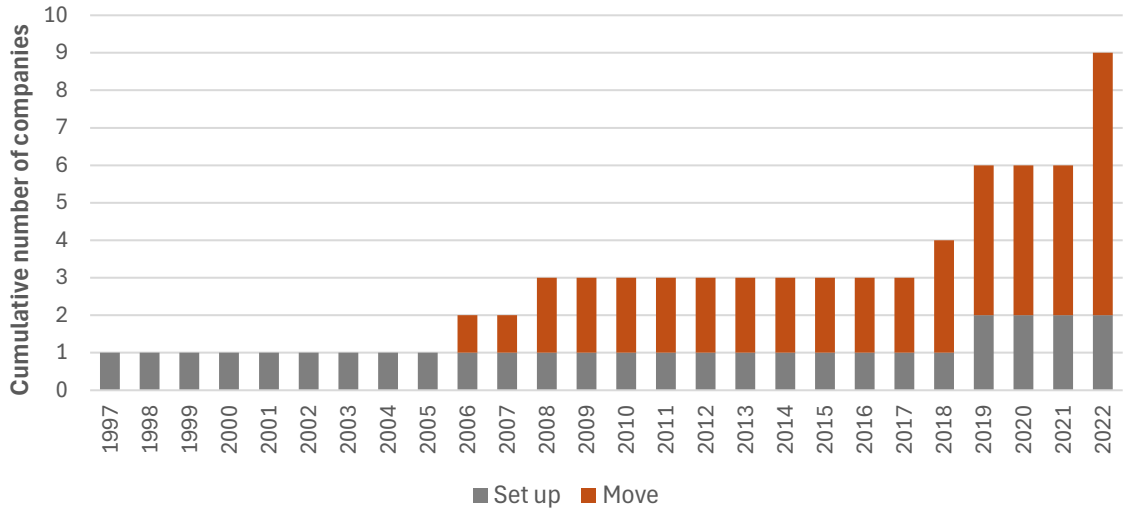


Source: CBR company survey
Number of responses to question: 9

3.35 Most of the companies who relocated to Granta Park moved there within the last 7 years – 3 of them moved to the Park in 2022 alone, 1 in 2018 and 1 in 2019 (Figure 3.21). The other 2 companies had already relocated there by 2008.

Figure 3.21: Year when joined Granta Park

When did your company set up on or move to Granta Park?



Source: CBR company survey
Number of responses to question: 9

3.36 The company survey asked respondents about the main reasons behind their decision to locate on Granta Park. **Access to talent** from the Cambridge cluster and **availability and affordability of space** on Granta Park rank as the top two reasons. Other factors cited by the 9 companies who responded to this question include **proximity to the previous site**; **desire to stay in the Cambridge region** for company image / reputation; **access to other major life science hubs for funding** (e.g. London and Oxford); and **availability of amenities** on the Park. Some exemplary quotes are shown below.

"Access to talent and access to London for funding."

"Proximity to previous site, desire to stay within the Cambridge region. Space was competitively priced."

"Talent acquisition and retention (proximity to London/Cambridge/Oxford). Availability of a building."

"Size of Park, amenities, available space, proximity to original site, access to relevant pool of candidates."

"There was a strong desire to be located in the Cambridge area to retain and attract highly technically competent staff."

"Availability and cost of laboratory space at the premises we initially leased."

Source: CBR company survey
Number of responses to question: 9

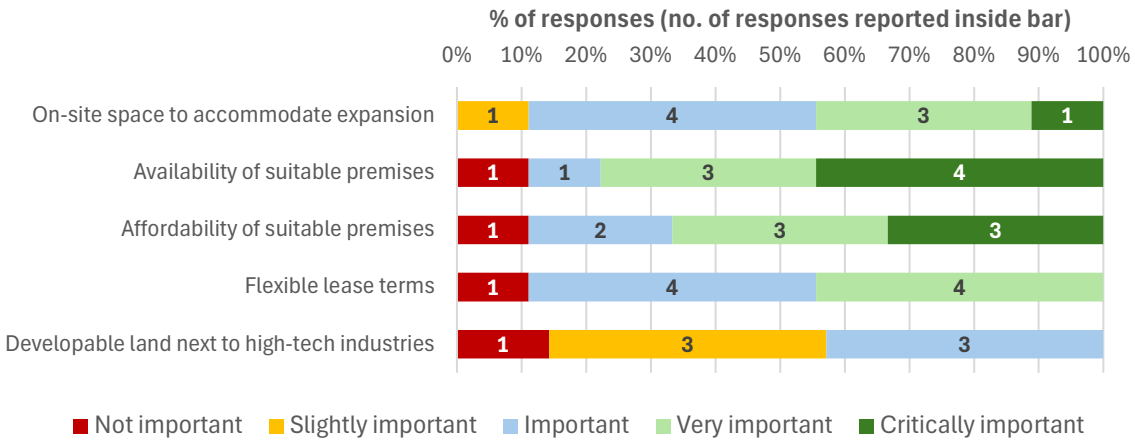
3.37 It is interesting to consider where these companies would most likely have located if they had not chosen Granta Park. All the 8 companies who responded to this question indicated that they would most likely have located their activity **elsewhere within a 20-mile radius of Cambridge**. There was a particularly strong preference for being located on a business park or science campus in the area. The locations cited include Babraham Research Campus, Cambridge Biomedical Campus, Cambridge Science Park, Chesterford Research Park and Unity Campus.

Benefits of Granta Park location – company perspective

3.38 Granta Park companies were asked to assess the importance of various benefits of their Granta Park location for their business. We distinguish between property-related, facilities-related and other benefits.

3.39 All survey participants regarded **on-site space to accommodate expansion** as an important property-related benefit of their Granta Park location – 44% of them viewed it as a critically / very important benefit. 89% of respondents cited as important benefits the **availability of suitable premises** (78% said critically / very important), the **affordability of suitable premises** (67%) and **flexible lease terms** (44%) (Figure 3.22). **Developable land next to high-tech industries** was deemed an important / slightly important benefit by 86% of respondents.

Figure 3.22: Property-related benefits of location
How important have the following property-related benefits of your location on Granta Park been for your business?



Source: CBR company survey
Number of responses to question: 9

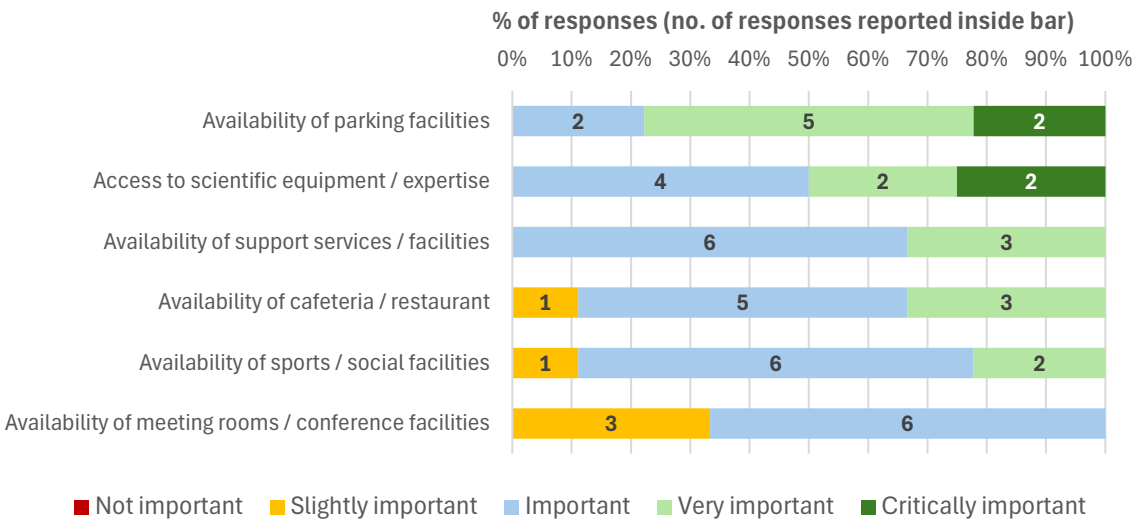
3.40 All respondents found that being located on Granta Park has provided important facilities-related benefits (Figure 3.23). The **availability of parking facilities** was rated critically / very important by 78% of respondents, clearly showing that the Park occupiers highly value the free parking available on site. **Access to scientific equipment / expertise** was regarded as a critically / very important benefit by half of respondents. For example, one of the respondents explained that other tenants on the Park made their freezers available to them to store some of their key products during a power cut. The **availability of support services / facilities** and the **availability of cafeteria / restaurant**, including The Clubhouse, featured as critically / very important benefits for one-third of respondents.

3.41 Every respondent also reported that the **availability of sports / social facilities** (e.g. The Apiary) and

the **availability of meeting rooms / conference facilities** (e.g. the McClintock Conference Suite) have been important benefits of their location. The Old Station Nursery at Granta Park, which has capacity for 90 children, is also cited as an important benefit. Similarly, the companies highly value the parkland environment of Granta Park, which provides an excellent work-life balance for the occupiers and their staff. The responses from the survey suggest that the range of facilities and amenities available at Granta Park contribute to talent retention.

Figure 3.23: Facilities-related benefits of location

How important have the following facilities-related benefits of your location on Granta Park been for your business?



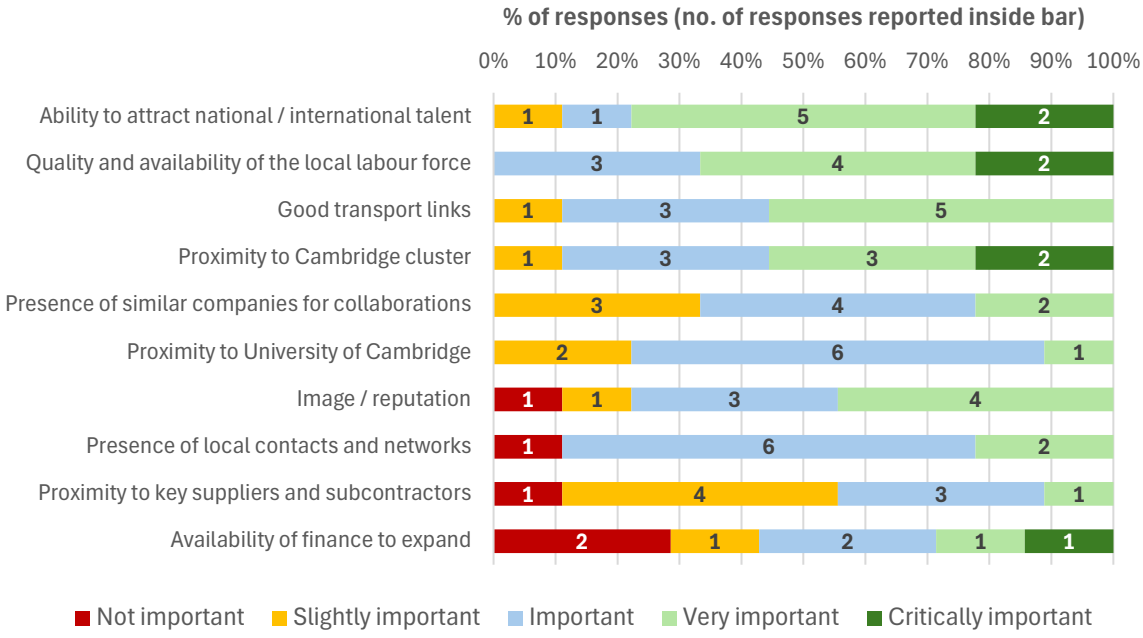
Source: CBR company survey
Number of responses to question: 9

3.42 The Granta Park location also offers numerous other benefits to its tenants. All survey participants rated the **proximity to the Cambridge cluster** as an important benefit of their Granta Park location, with 56% of them saying this is critically / very important (Figure 3.24). Being located right at the heart of Europe's largest life sciences cluster benefits the Park occupiers by increasing their **ability to attract national / international talent** (critically / very important for 78% of respondents), taking advantage of the **quality / availability of the local labour force** (67%) and raising their **image / reputation** (44%). Access to scientific facilities available elsewhere in the Cambridge area, for example the Biological Support Unit (BSU) and Flow Cytometry facilities provided by the Babraham Institute for a fee, was cited as another important benefit.

3.43 **Good transport links** were cited as an important benefit by all respondents, although none of them rated it as critically important. Granta Park is well served by public transport, with frequent bus and train services from Cambridge city centre and surrounding areas. The Park has several initiatives in place aimed at making travel to the Park "a seamless experience". These include a staff commuter bus with services from Cambridge Station (via Addenbrooke's) and Whittlesford Parkway Station, a shuttle bus to Whittlesford Parkway Station and a dedicated car share website (LiftShare). There are also 166 EV charging bays across the Park. Alongside these initiatives, off-road cycle paths link Granta Park to Cambridge, Sawston and Babraham with recently extended off-road cycle facilities to Granta Park. At the same time, respondents highlighted that there is room for improving the transport links, including the safety of cycle paths.

3.44 Other benefits that scored highly include the **presence of similar companies for collaborations / knowledge sharing**, the **proximity to the University of Cambridge**, the **presence of local contacts and networks**, and the **proximity to key suppliers and subcontractors**. The **availability of finance to expand** was judged as critically / very important by 29% of respondents – these are start-ups who require additional finance to grow.

Figure 3.24: Other benefits of location
How important have the following other benefits of your location on Granta Park been for your business?



Source: CBR company survey
Number of responses to question: 9

3.45 Granta Park tenants have a number of collaborations as well as other informal exchanges with other companies and organisations on the Park and beyond. We asked tenants to summarise the specific benefits they have received from these collaborations and other informal exchanges. 4 tenants agreed to share insights into these aspects.

3.46 The co-location with other companies on Granta Park provides staff with the **ability to informally network** with those from other companies, possibly leading to future collaborations. In turn, the proximity of academia, industry and healthcare institutions elsewhere in the Cambridge cluster fosters **collaboration and knowledge transfer**, leading to breakthroughs in biotechnology. Being located in close proximity to the University of Cambridge enables **access to academic thought leaders** and an "excellent talent pool to draw from", along with **PhD placements**. Working together with other companies and research organisations in the Cambridge area provides **access to key opinion leaders and scientific facilities** available elsewhere (e.g. those provided by the Babraham Institute). According to one respondent, these collaborations allow Granta Park tenants to further contribute to "ecosystem development".

Impact of Granta Park location – company perspective

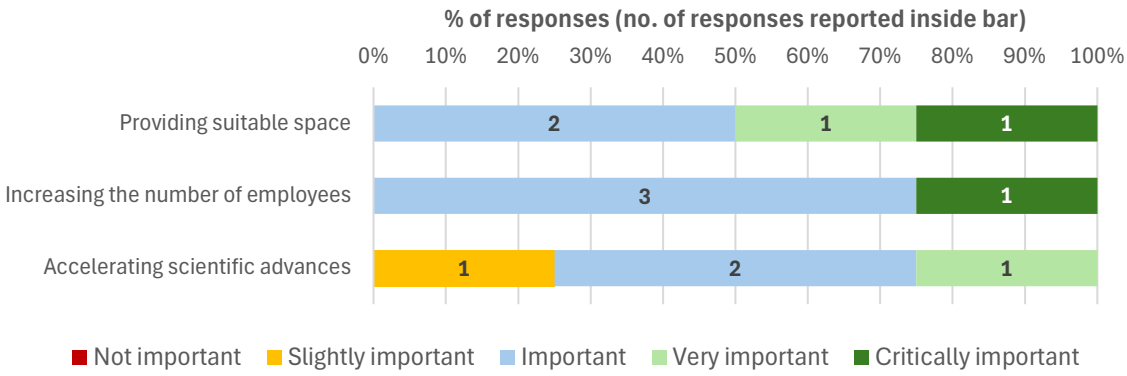
3.47 We sought the views of Granta Park occupiers about the impact that being on the Park has had on

several aspects of their business. All 4 participants who responded to this question indicated that their location was important for **providing suitable space** (half of respondents said critically / very important), **increasing the number of employees** (25%) and **accelerating scientific advances** (25%) (Figure 3.25).

3.48 We also asked Granta Park tenants to give us a more precise estimate of the impact that their location on Granta Park has had on their business. Unfortunately, only one company was able to provide their best estimate. Nonetheless, the qualitative evidence we have gathered as part of our study suggests that both the scale and speed of business activity of these companies have benefited greatly from being located on Granta Park.

Figure 3.25: Impact of location

How important has your location on Granta Park been for benefiting your company in the following ways?



Source: CBR company survey
Number of responses to question: 4

Benefits to staff from Granta Park location – company perspective

3.49 Companies on Granta Park have adopted a range of initiatives to support their employees. We asked companies what support they provide for the personal and professional development of their staff. The 4 companies who responded to this question placed the emphasis on the specific training offered to their employees at different levels of seniority. Internal and external training courses are made available in key areas such as project management; three levels of leadership models; presentation skills; scientific skills; compliance; and various online training modules (e.g. health and safety, fire, GDPR, modern slavery).

3.50 Alongside specific training, staff are encouraged to participate in cross-functional mentorships and employee resource groups (e.g. on diversity, equality and inclusion). Managers are encouraged to meet with their team members regularly – "at least monthly" as indicated by one respondent. To foster some aspects of professional development, these companies also support attendance at scientific conferences and networking events. One respondent was keen to point out that personal and professional development is an important part of the annual performance review of the employees – "This includes performance-based objectives, as well as personal development objectives to ensure staff are supported and develop in the ways they wish to". Another respondent observed that personal and professional development occurs naturally due to the fast-growth nature of the business – "As a rapidly growing company, some staff will grow rapidly in their roles and assume greater responsibilities".

3.51 We also asked these companies in what ways they feel being on Granta Park and its activities contribute to the personal and professional development of their staff. Granta Park provides a mix of state-of-the-art laboratory facilities and amenities situated within a green, leafy parkland environment – the 'Granta factor'. The responses show that these companies highly value the range of facilities and amenities available on the Park. Key examples that were explicitly mentioned are The Apiary, a 45,000 sq. ft bespoke facility with a 25m swimming pool, tennis / squash courts and climbing wall which was specifically designed to facilitate and promote healthy living; The Clubhouse, a building offering lounge-style seating, food and beverage options, licensed bar, as well as leisure and gaming facilities; and the TWI restaurant, located within the Granta Centre Building and open to all on the Park.

3.52 The respondents also highlighted the beneficial effects of the Park environment on employee wellbeing. Granta Park sits next to the River Granta on 120-acres of natural woodland and green spaces. It has its own lake, three woodland walks, and is home to a variety of wildlife. This environment gives staff working on the Park the opportunity to go for a walk and have some "me time" during the working day. In turn, the professional development of their staff benefits from networking opportunities available on the Park. Some exemplary quotes are provided below.

"Activities and services are readily available, and a number of staff do engage. This centres more on sports, health and fitness rather than professional development."

"Having the ability to go for nice walks and having the gym/pool/tennis courts makes a difference to some staff as they can use the facilities either before the workday starts, during lunchbreak or after work."

"Being able to have some 'me time' during the working day is important for their health and well being."

"Granta Park has a variety of options for informal space – Apiary, Clubhouse, TWI restaurant. These all encourage staff to get out of our buildings for fresh air, breaks from work and food options."

"The gym is used by a number of staff for health and exercise, and the campus is well laid out and landscaped, which hopefully improves our staff's personal wellbeing."

"Occasional whole-campus activities encourage staff to network with those from other companies, which helps to form potential collaborations and drive our science forward."

Source: CBR company survey
Number of responses to question: 4

Importance of a Cambridge and Granta Park location – employee perspective

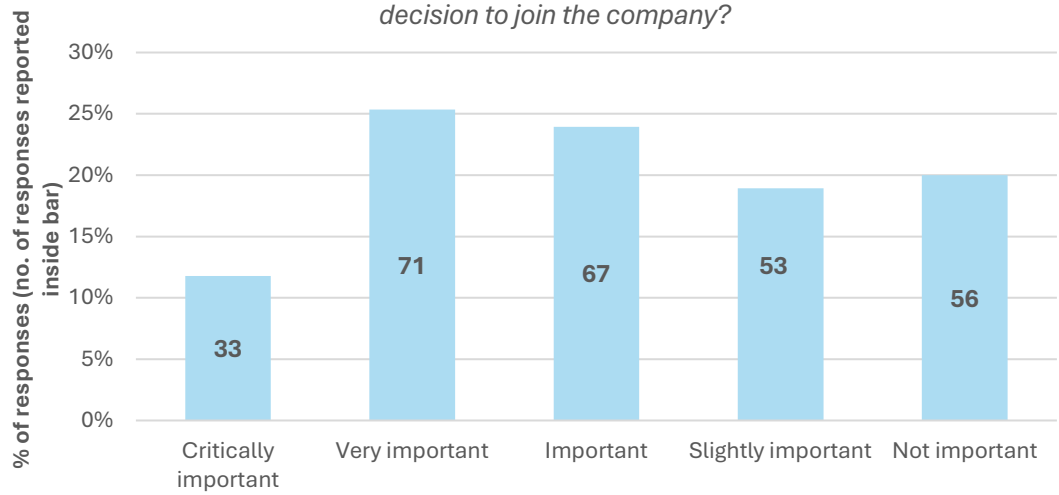
3.53 The employee survey asked about the benefits respondents derive from their location now that they are working at Granta Park.

A Cambridge location as a factor in the decision to take the job

3.54 The first question, answered by 280 employees, asked about the importance of the job being in the Cambridge area. Four-fifths said that the location had some importance and 37% said it was critically, or very, important (Figure 3.26).

Figure 3.26: Joining the company

How important was the company's location in Cambridge in affecting your decision to join the company?

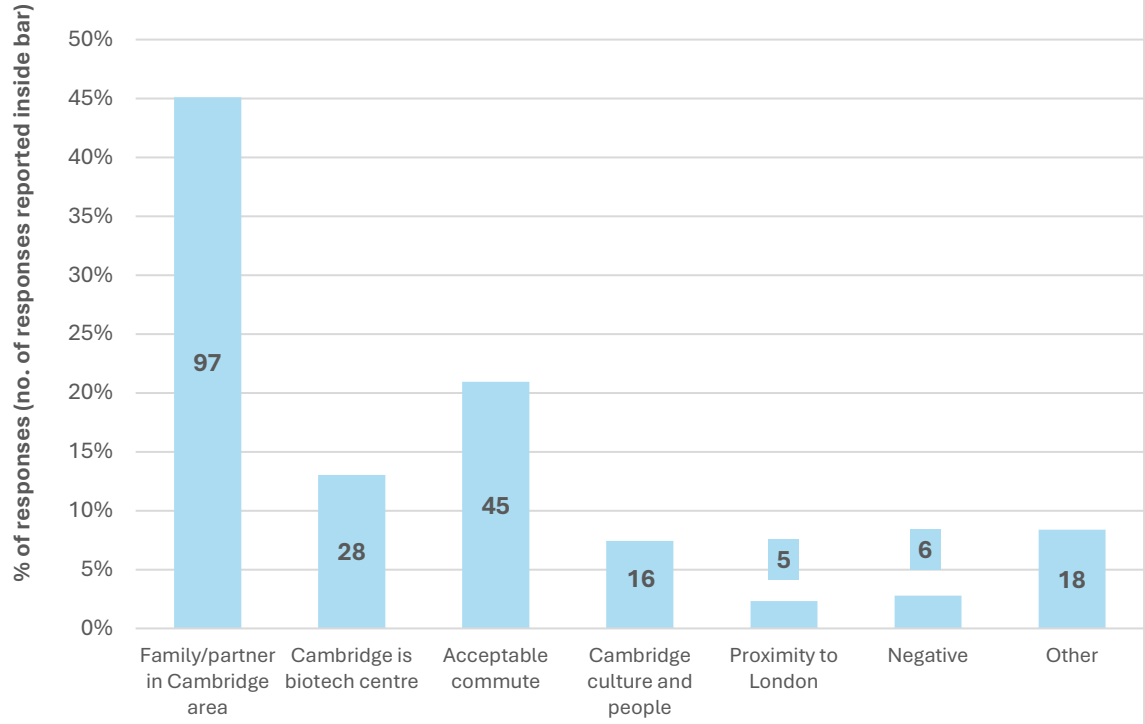


Source: CBR employee survey
Number of responses to question: 280

3.55 The employee survey asked those for whom the location in Cambridge was important in taking a job with the company why that was. Figure 3.27 shows that 45% said it was because their family or partner were already in the Cambridge area. 21% said that the commute was acceptable and 13% were drawn to Cambridge as a Biotech hub. 7% identified Cambridge culture and people as the attraction, but 3% reported that the location in the Cambridge area had been a negative influence on their choice.

Figure 3.27: Joining the company

If location in Cambridge was important what was the reason for this?



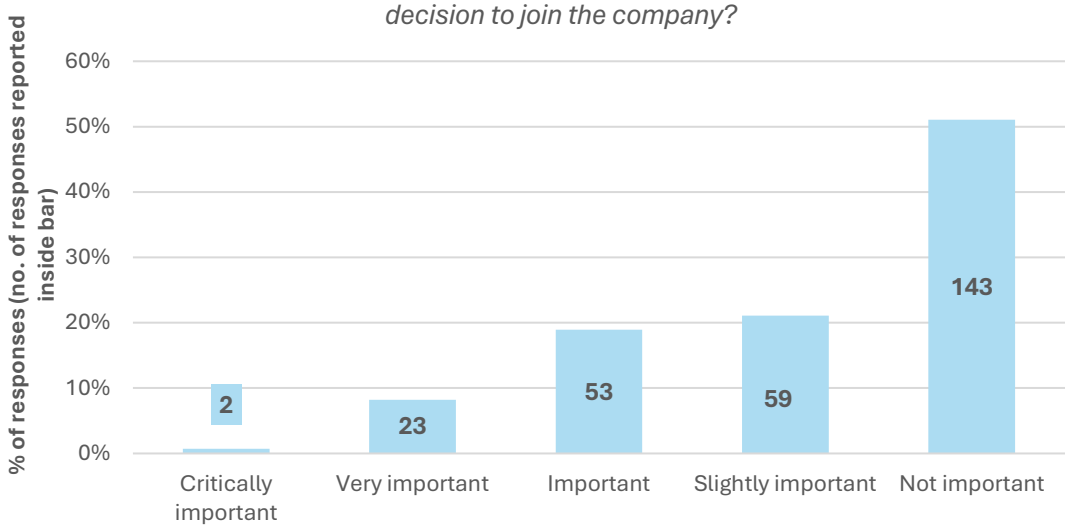
Source: CBR employee survey
Number of responses to question: 215

Granta Park as a factor in the decision to take the job

3.56 The same question was asked about the importance of Granta Park itself on the decision to take the job. Not surprisingly the employee survey found that being on Granta Park was much less important in the job offer decision than being in the Cambridge area (Figure 3.28). This aligns with the company survey findings, which showed that the desire to stay in the Cambridge region for company image / reputation was a key reason behind companies' decision to locate on Granta Park. The question, answered by 280 employees, revealed that the location on Granta Park was not influential on their choice of job for 51% of them. The other 49% said that the location had some importance, but 9% said it was critically, or very, important.

Figure 3.28: Joining the company

How important was the company's location on Granta Park in affecting your decision to join the company?

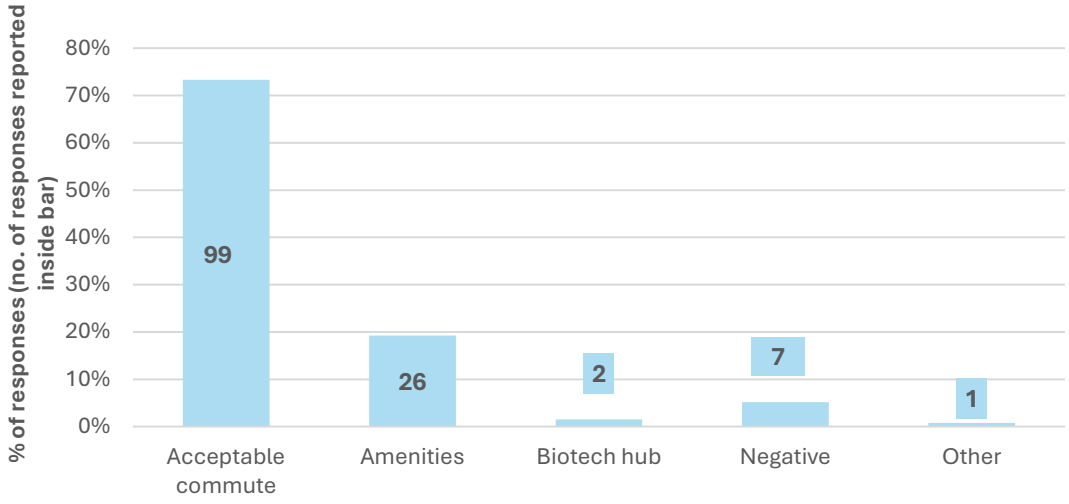


Source: CBR employee survey
Number of responses to question: 280

3.57 We asked the half for whom the location on Granta Park was important in taking a job with the company why that was. Figure 3.29 shows that 73% said it was because the commute was more acceptable than elsewhere and 19% said that the amenities at Granta Park had been a significant influence in taking the job.

Figure 3.29: Joining the company

If location on Granta Park was important what was the reason for this?



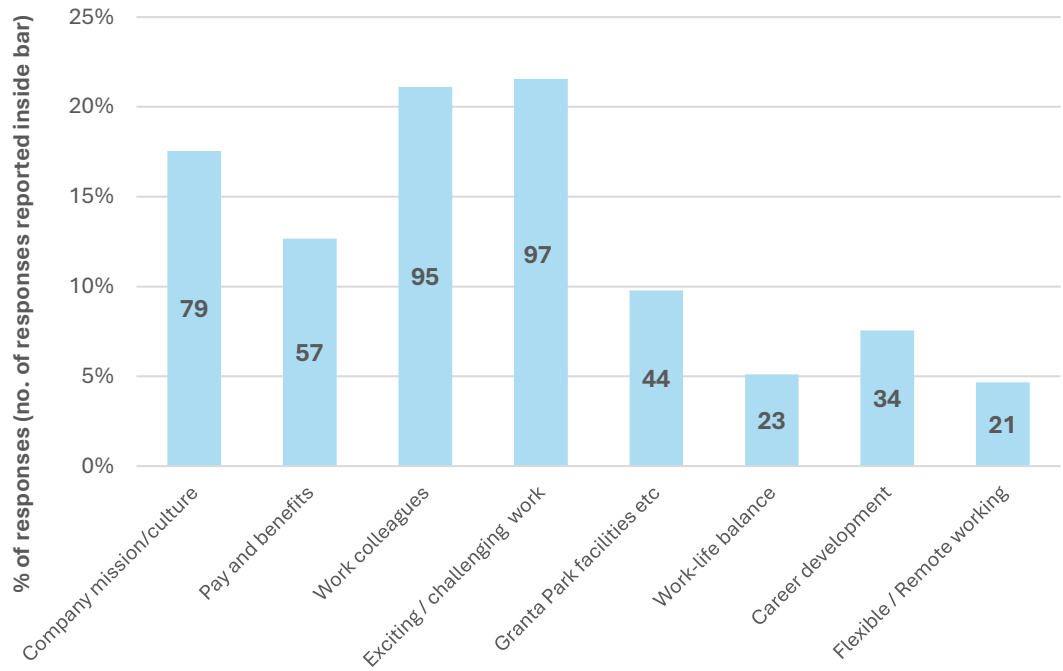
Source: CBR employee survey
Number of responses to question: 135

The benefits of working for the company, at Granta Park, and being in the Cambridge region

3.58 The employee survey also asked about the benefits of working at Granta Park whether, or not, they influenced the decision to join the company. The first question concerns their company itself. 241 employees gave 450 reasons for why they enjoy working for their company. Figure 3.30 shows that the highest scoring was the interest and challenge of the work itself, 22%, followed by the quality of their colleagues, 21%, and then the company's mission, culture and values, 18%. Other factors mentioned were pay and benefits, 13%, Granta Park facilities, 10%, career development, 8%, work-life balance, 5%, and flexible/remote working, a surprisingly low 5%.

Figure 3.30: Working at the company

What is good about working at your company?

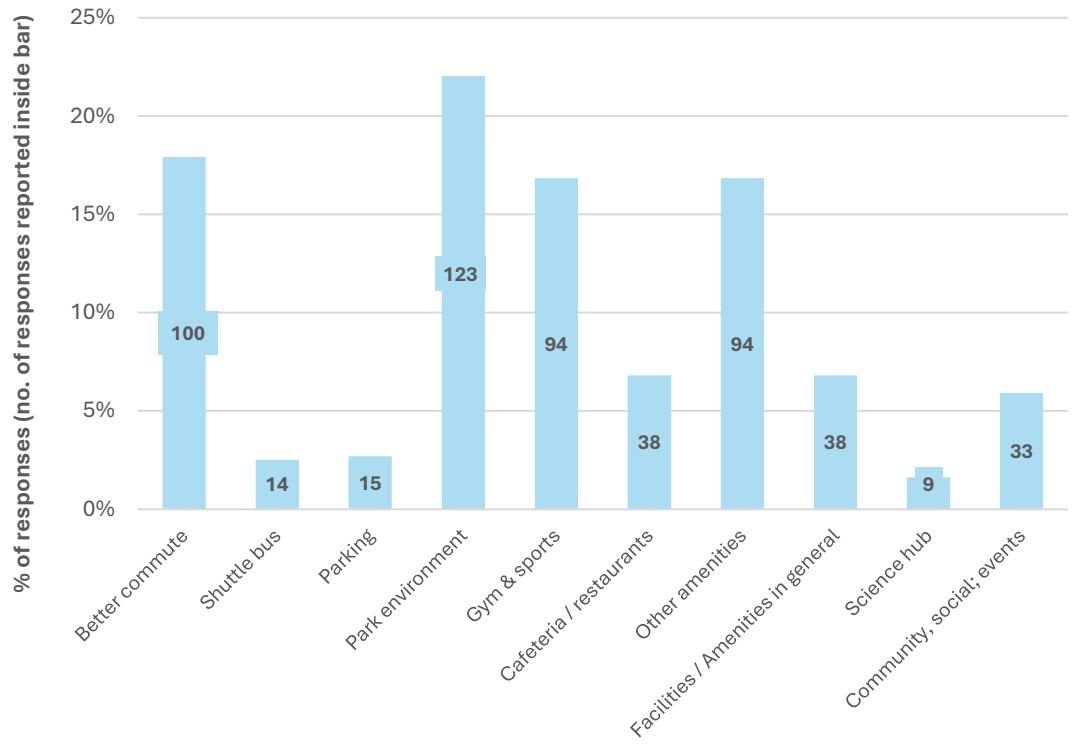


Source: CBR employee survey
Number of responses to question: 241

3.1 We also asked about the benefits the employees feel they gain by working on Granta Park itself. This elicited 558 answers from 224 employees. The most commonly mentioned factor was the park environment and the lovely walks there, 22%, confirming the employers' view that the park environment is highly valued by their staff (Figure 3.31). A further 17% of the answers mentioned the provision of the gym and other sports activities, suggesting that the employees value the social facilities and amenities on the Park even more than the companies appear to do. The provision of food outlets attracted 7%, other facilities scored 17% and other facilities and amenities in general scored a further 7%. The better commute to Granta Park represented 18% of the answers and the shuttle bus and free parking on site each scored a further 3%.

Figure 3.31: Working at Granta Park

What are the main benefits you derive from working on Granta Park?

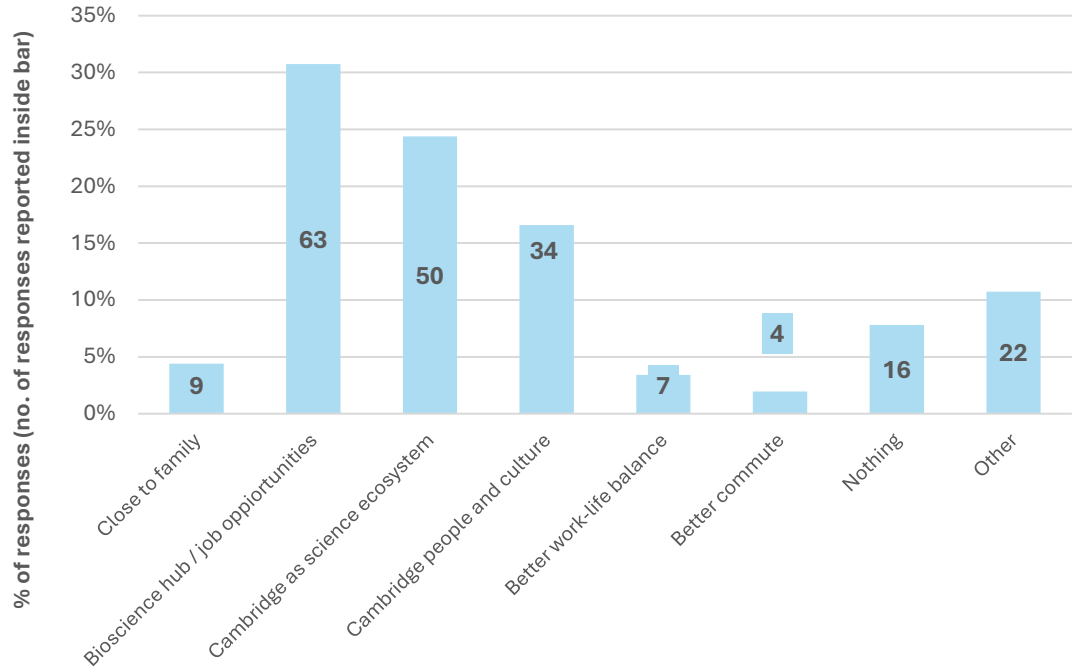


Source: CBR employee survey
Number of responses to question: 224

3.2 The employees were also asked about what they enjoyed about having a job in the Cambridge region. As Figure 3.32 shows, three factors stood out. The most important of these was being part of the Cambridge biohub and the job opportunities derived from that, 31%, once again reinforcing the findings from the company survey about the beneficial effects tenants obtain from their proximity to the Cambridge cluster. A further 24% gave being part of the Cambridge science ecosystem. The third most mentioned was the Cambridge people and their culture, 17%.

Figure 3.32: Working in the Cambridge region

What do you feel you gain from working in Cambridge?



Source: CBR employee survey
Number of responses to question: 205

4. Economic impact of Granta Park to date

KEY MESSAGES

- There are nearly 3,850 jobs based on floorspace owned and operated by BioMed Realty at Granta Park, of which over 3,750 are employed by companies engaged in life sciences R&D. This represents more than 15% of total life science and healthcare jobs and over 5% of all knowledge intensive jobs in the Cambridge corporate economy.
- BioMed Realty's footprint at Granta Park is estimated to have contributed £1.44bn to the UK economy in 2024.
- This includes a direct GVA impact of £577m, an indirect (supply chain) impact of the same order again (£577m) and an induced impact of £284m from the spending of wages and salaries in the wider economy.
- Companies in BioMed Realty floorspace are supporting UK plc overseas. They have a very international focus, with most of their products and services sold outside the UK.
- The longer term contribution to the UK economy from the scientific endeavour has not been estimated, but companies in BioMed Realty floorspace were estimated have R&D spend of at least £1bn in 2024.
- Companies at Granta Park are supporting the wider sub-regional supply chain through procurement of a diverse and strategically important range of goods and services.

Routes to impact

4.1 As Section 3 made clear, Granta Park is home to a vibrant community of high value-added, research-intensive companies.

4.2 The economic impact of Granta Park relates to:

- Direct economic impact of companies located at Granta Park. The economic impact model is based on the number of employees directly employed on site, which is then translated into Gross Value Added (GVA);
- Indirect economic impact of demand generated through the supply of goods and services by companies operating at Granta Park.
- Induced economic impact arising from the spending of wages and salaries in the wider economy of those supported by the direct and indirect impacts.

4.3 Annex A sets out the economic impact methodology, including all data sources and assumptions.

Jobs in BioMed Realty floorspace at Granta Park

4.4 The study estimates that during the period October to December 2024 there were nearly 3,850 jobs based in floorspace owned and operated by BioMed Realty at Granta Park. This represents more than 15% of total life science and healthcare jobs and over 5% of all knowledge intensive jobs in the Cambridge corporate economy.

4.5 Table 4.1 provides a breakdown of the key activities on site. Of the 3,849 jobs in BioMed Realty floorspace, the vast majority (3,758 or 97.6%) are employed by companies engaged in scientific

R&D activity. It is estimated that 3,088 (82%) of these jobs are employed in R&D occupations.

4.6 A further 91 jobs (2.4% of the total) are employed in other sectors which provide the vital range of services associated with the running of the site (lettings, administration, security, maintenance and landscaping) as well as key ancillary services including food services, early years education and the gym.

Table 4.1: Direct employment in Biomed Realty floorspace at Granta Park

Sector of the economy	Estimated jobs (October to December 2024)
Scientific research and development	3,758 (of which 3,088 employed in R&D occupations)
Early years education	23
Sport activities (gym)	21
Services to buildings and landscape activities	17
Real estate activities and office administration	13
Food and beverage service activities	12
Site security	5
Total employment in BioMed Realty floorspace at Granta Park	**3,849**

Direct, indirect and induced economic impacts

4.7 Granta Park is estimated to generate £1.44bn of GVA for the UK economy:

- The direct GVA impact of these jobs is estimated to be £576.7m of GVA at the UK level.
- The indirect, supply chain, impacts are estimated at £576.6m at the UK level.
- The induced impact from the spending of wages and salaries in the wider economy are estimated to be £283.6m.

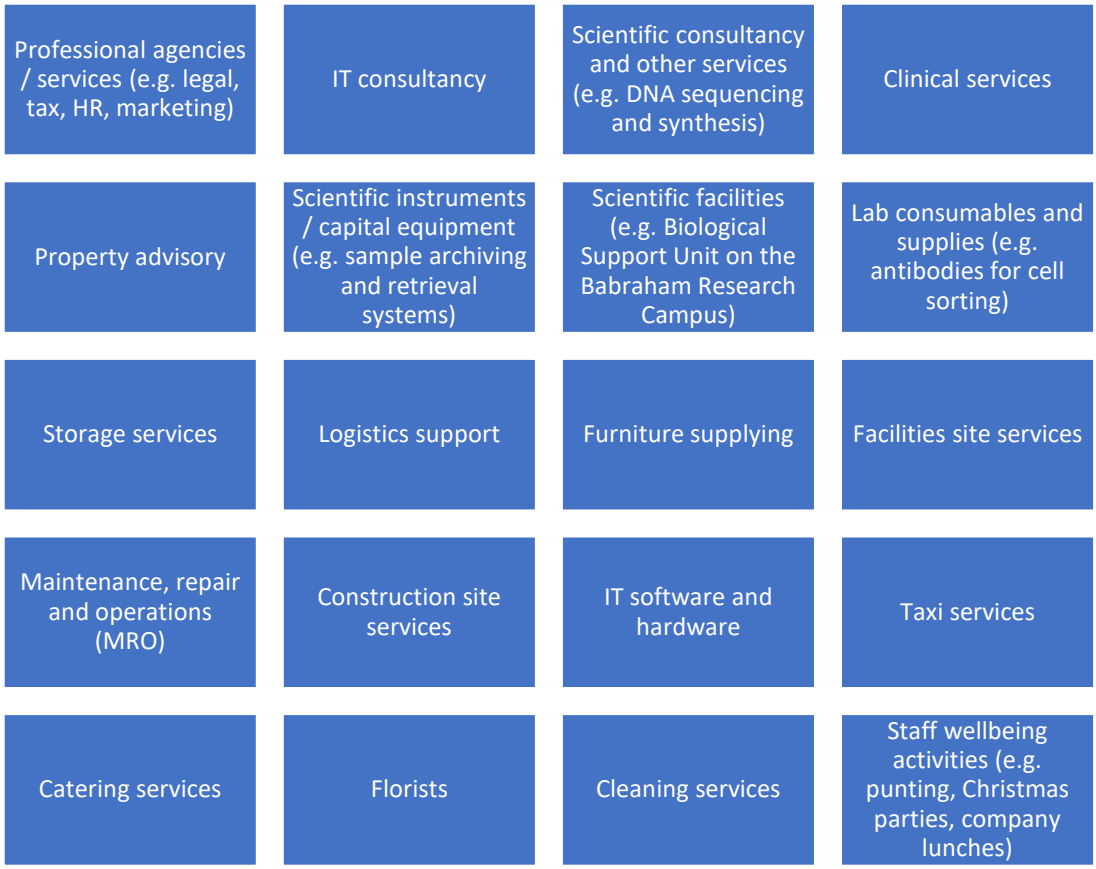
4.8 Companies in BioMed Realty floorspace have a very international focus, with most of their products and services sold outside the UK – some respondents indicated that the whole of their turnover is generated overseas.

R&D expenditure

4.9 The longer term contribution to the UK economy from the scientific endeavour has not been estimated as part of this study. However, the 11 companies surveyed are estimated to have had R&D spend of at least £1bn in 2024.

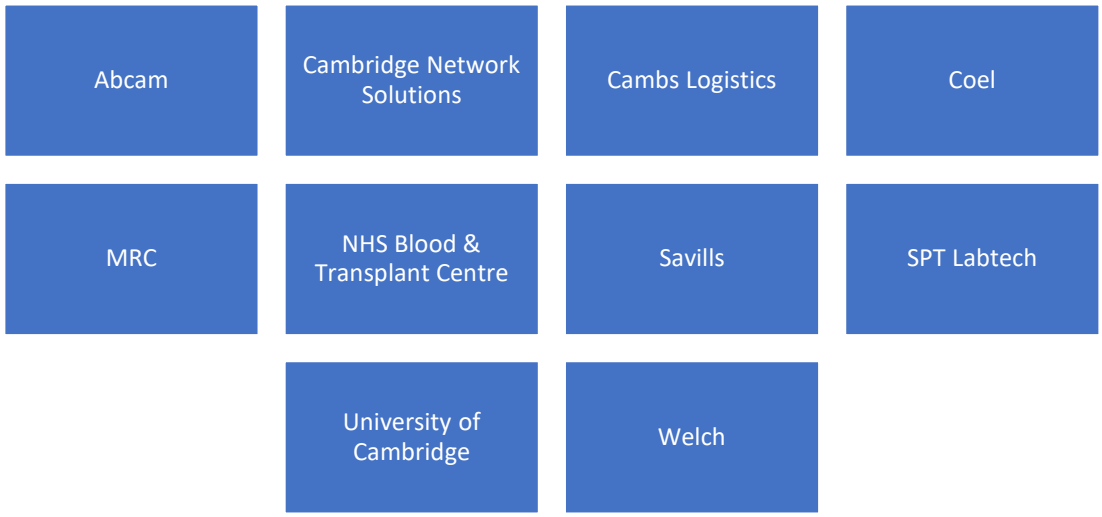
Supporting the wider Cambridge sub-regional economy

4.10 Although the regional footprint of Granta Park has not been estimated, feedback from the company survey has demonstrated that all of those responding make an important contribution to the Cambridge economy through the expenditure for products and services provided locally. We asked Granta Park tenants to give some examples of their expenditures in the local area and the companies involved. The 6 responses we received to this question vividly illustrate the diversity and strategic importance of the expenditures that these companies make locally.



Source: CBR company survey
Number of responses to question: 6

4.11 Most of the respondents were reluctant to name the specific **suppliers and subcontractors** involved. However, some of the companies and organisations mentioned include:



Source: CBR company survey
Number of responses to question: 6.

5. Unlocking potential future growth at Granta Park

KEY MESSAGES

Property market assessment

- The main barriers to ongoing growth in Cambridge, and particularly in out of town R&D clusters, is to accommodate in quality and affordable housing, a lack of public transport connectivity, insufficient supply of commercial floorspace, and emerging 'bottlenecks' in energy, power, and water.
- Better transport connection are particularly acute for the out of town science parks such as the ones located in the Southern Research Cluster. By investing in transport infrastructure the Government could enable the park to continue accommodating large companies with significant spatial requirements that are difficult to meet in urban areas.

Company perspective

- 40% of company respondents said that R&D employees are critically / very affected by high housing costs and a lack of housing availability in the Cambridge area.
- Respondents believed that single persons are the most affected by housing-related challenges (80% said very affected).

Employees' perspective

- Housing availability and cost were seen as significant problems.
- Travel by car accounted for two-thirds of the journeys made. Travel to work was also identified as a challenge by over half of the employees who stressed the traffic, the poor public transport provision and unsafe cycle routes.
- However, commuting was identified as a benefit of being on Granta Park by a significant minority who emphasised the contraflow nature of the commute. This demonstrates the critical role that a well-connected, high quality south Cambridge research park can play in the overall ecosystem if it is supported by good transport infrastructure

Factors constraining the growth of Granta Park

5.1 The company and employee surveys revealed a number of factors that are constraining the growth of Granta Park.

Growth constraints – company perspective

5.2 **Commuting problems for employees** were cited as an important constraint by all company respondents, with 44% of them rating it critically / very important (Figure 5.1). One respondent observed that commuting problems remain a constraint despite the commuter bus and the proximity to Whittlesford Parkway, which are described as "a bonus".

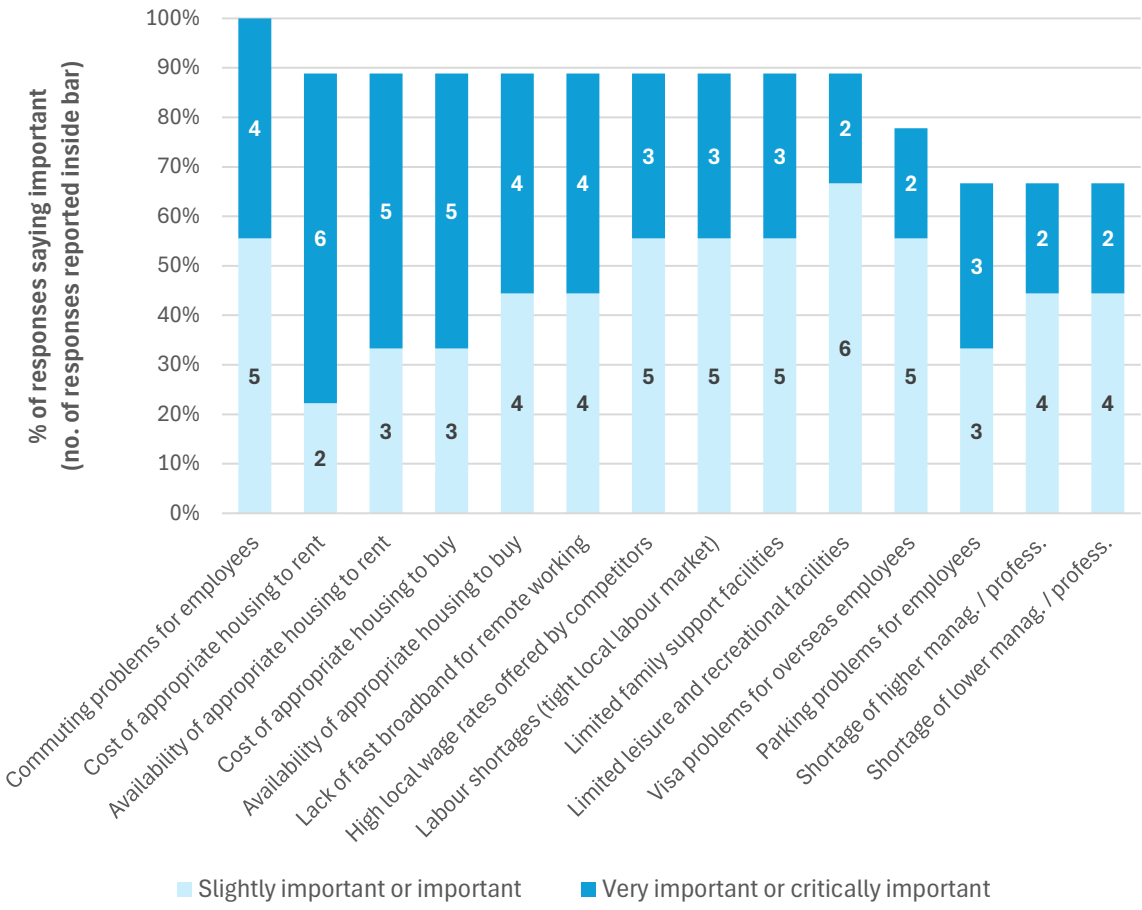
5.3 Alongside commuting problems, a range of housing-related constraints were judged important by 89% of respondents: **cost of appropriate housing to rent** (67% rated it critically / very important), **availability of appropriate housing to rent** (56%), **cost of appropriate housing to buy** (56%) and **availability of appropriate housing to buy** (44%).

5.4 Other constraints that rank highly are **lack of fast broadband for remote working** (44% said critically / very important), **high local wage rates offered by competitors** (33%), **tight local labour market** (33%) and **limited family support facilities** (33%).

5.5 By contrast, **visa problems for overseas employees**, **parking problems for employees** and **shortage of higher / lower managerial and professionals** were generally not viewed as major constraints.

Figure 5.1: Constraints to recruiting and retaining employees

How important is your location on Granta Park for the following constraints to recruiting and retaining employees?



Source: CBR company survey
Number of responses to question: 9

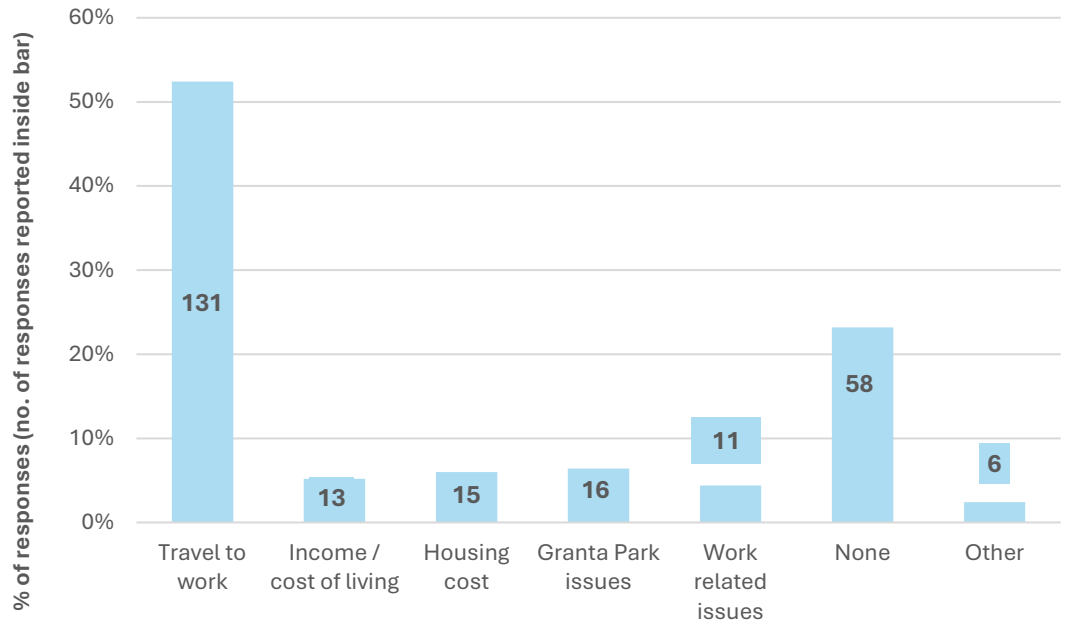
Challenges of working at Granta Park – employee perspective

5.6 This overview of constraints from the companies is broadly aligned with responses to the employee survey. The challenges of working at Granta Park were explored further with employees in two questions that asked about the challenges the employees faced. The first question, answered by 280 employees, was only in the full survey and was an open-ended question about the challenges. Issues about travel to work dominated these responses. 52% gave this as their principal, or only, challenge (Figure 5.2). This provides strong support to the employers' view that commuting problems are an important constraint to recruiting and retaining employees.

5.7 Looking further into these 131 responses, 28 emphasised the poor availability of public transport options, 5 stressed the lack of safe cycling routes and 4 mentioned the cost and availability of the shuttle bus. The other 94 focused on the length of time it takes to drive to Granta Park, particularly during school terms. The second largest answer to this question from 23% of the respondents was that they faced no challenges. Other answers were given: cost of living, 5%; housing costs, 6%; Granta Park related issues, 6%; and work-related issues, 4%.

Figure 5.2: Main challenges

What are the main challenges you experience while working here?

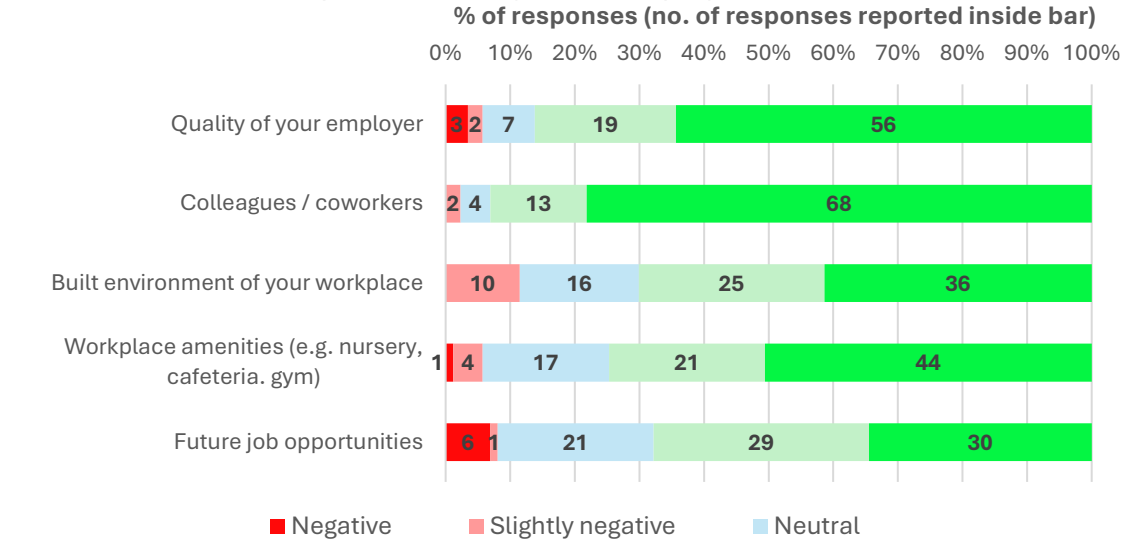


Source: CBR employee survey
Number of responses to question: 280

5.8 In the shortened survey the question was split into two parts and the 87 respondents were asked to assess the challenges caused by certain factors. The first set of questions related to the impact of the work environment on their experience of working for the company and the responses were strongly positive. The percentage of positive responses for the various factors were: quality of your employer, 86%; colleagues/coworkers, 93%; workplace built-environment, 70%; workplace amenities, 75%; and future job opportunities, 68% (Figure 5.3).

Figure 5.3: Company work environment

What impact do the following work environment factors have on your experience working for the company?



Source: CBR employee survey (short version)
Number of responses to question: 87

5.9 The second part of the question asked about the impact of the employee's home environment on the experience of working for the company. The picture here is more nuanced.

5.10 In the case of commuting time 56% were positive and 24% were negative. For commuting costs 49% were positive and 25% were negative (Figure 5.4). Overall, we find that for some employees the commute to Granta Park is an improvement over perceived, or experienced, alternatives. On the other hand, for a large proportion of the employees the commuting issue is dominant. This appears to confirm the finding from the company survey that commuting problems remain a constraint despite the commuter bus service and the proximity of Granta Park to key stations (e.g. Whittlesford Parkway).

5.11 23% were positive about the availability of housing, but 31% were negative. In the case of housing costs 17% were positive, but 48% were negative. Therefore, housing availability and costs are an important problem for the employees at Granta Park.

5.12 Employees living in houses and those living in flats or shared accommodation were equally negative about housing costs and availability. Housing costs were regarded as a problem equally by singles, couples and families, but couples were more negative about housing availability. We found no evidence to support the employers view that single persons were more affected by housing cost and availability.

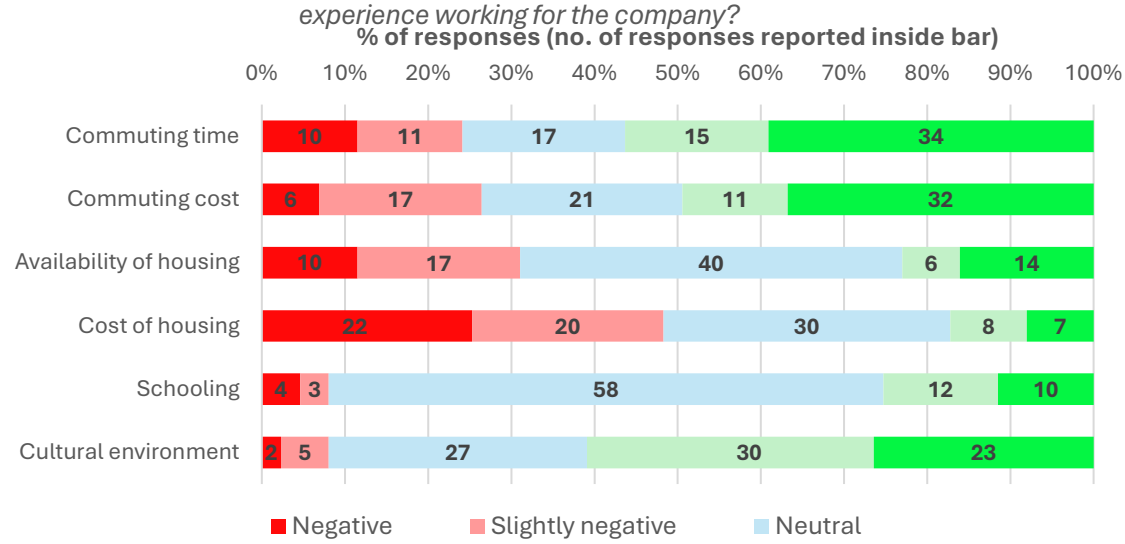
5.13 We found no differences between female and male employees about problems with housing cost and availability – both had high negative proportions, 48% and 49% respectively.

5.14 We found no material differences between those working in R&D and those working in other areas in terms of: whether they were single, with a spouse or partner, or in a family; whether they lived in a house, or flat; or whether they owned where they lived. Contrary to the expectations of the employers we found that employees not working in R&D were more negative about housing costs and availability, but the sample sizes were too small to be able to confirm this.

5.15 The cultural environment scores 61% positive responses and 8% negative scores. Schooling scores 25% positive responses and 8% negative, but the large neutral proportion reflects that many employees do not have children. Respondents with families were 33% positive and 57% neutral about the impact of schooling.

Figure 5.4: Home environment

What impact do the following home environment factors have on your experience working for the company?



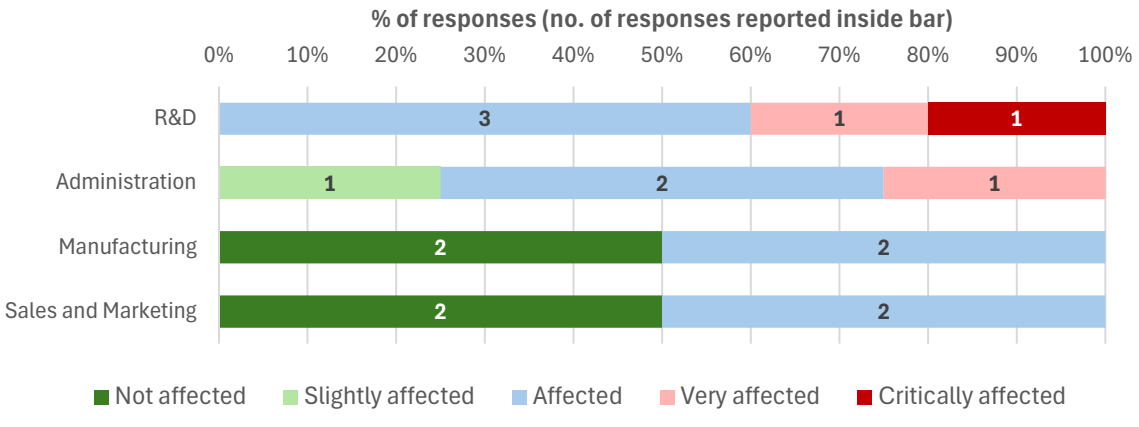
Source: CBR employee survey (short version)
Number of responses to question: 87

Housing – further insights from a company perspective

5.16 To probe more deeply into the issue of housing as a constraint, we asked companies to reflect on the extent to which different grades of employees are affected by high housing costs and a lack of housing availability in the Cambridge area. The responses shown in Figure 5.5 suggest that **R&D** employees are the occupation group who is most affected by housing-related challenges (40% said critically / very affected), followed by **Administration**. Half of respondents stated that **Manufacturing** and **Sales and Marketing** employees are also affected, albeit somewhat less severely compared to other occupation groups.

Figure 5.5: Impact of housing-related challenges by employee grades

To what extent are different grades of employees affected by high housing costs and a lack of housing availability in the Cambridge area?

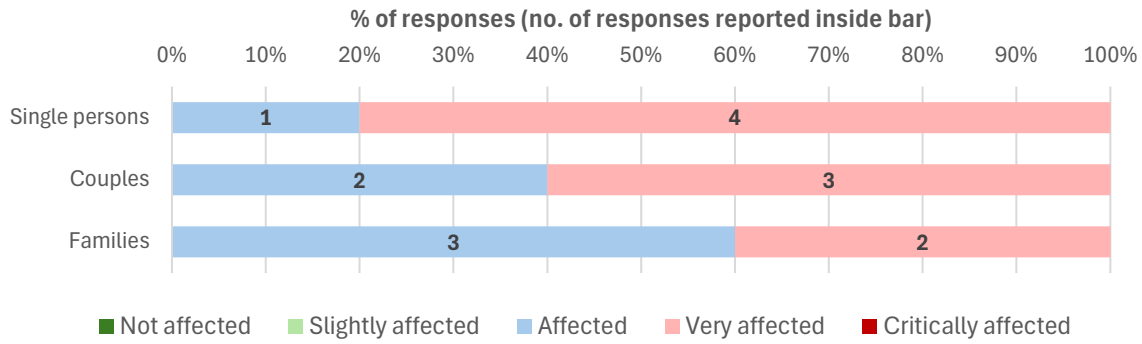


Source: CBR company survey
Number of responses to question: 5

5.17 The impact of housing-related challenges on Granta Park employees also varies by household type.

Respondents believed that **single persons** are the most affected by high housing costs and a lack of housing availability in the Cambridge area (80% said very affected) (Figure 5.6). There is agreement that housing-related challenges are also felt by couples (very affected for 60% of respondents) and families (very affected for 40%).

Figure 5.6: Impact of housing-related challenges by household type
What kinds of employees are affected by high housing costs and a lack of housing availability in the Cambridge area?



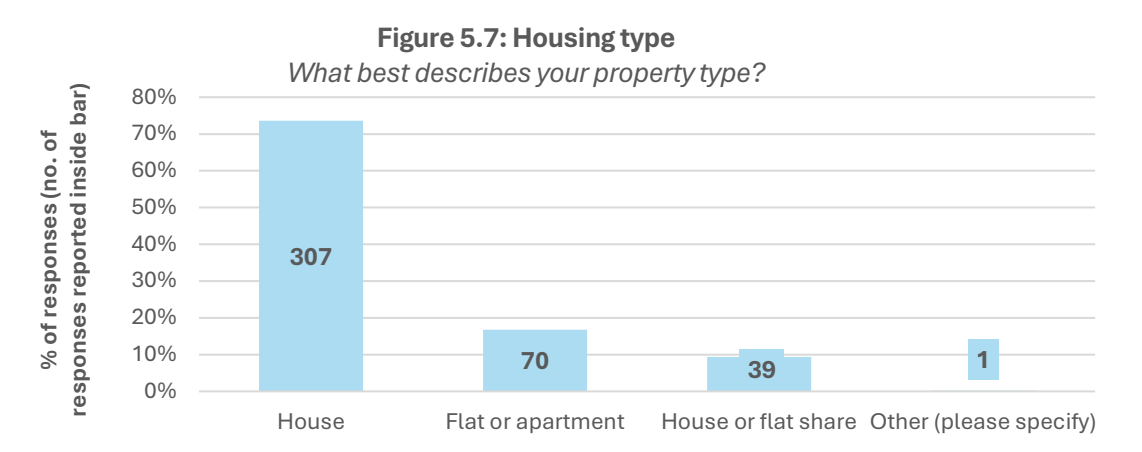
Source: CBR company survey
Number of responses to question: 5

5.18 We asked Granta Park tenants about the implications of high housing costs in the Cambridge area for their **recruitment**. 2 of the 5 companies who shared their views into this issue said that they have to offer higher remuneration packages as a result. One respondent openly stated that at recruitment candidates have indeed commented on the cost of living and housing in Cambridge. By contrast, other aspects of the recruitment such as the applicant turning down their job offer (and the reasons given are housing-related), fewer applicants per job and worsening quality of applicants were deemed less affected by high housing costs.

Housing – further insights from the employees' perspective

5.19 We asked employees about the type of property in which they lived and received 417 responses. Despite the rapid growth in the building of flats and apartments in the Cambridge area in recent years only 17% gave this as their answer (Figure 5.7). In fact, 74% live in houses and the remaining 9% are in a flat, or house, share. The proportion living in a house rises to 94% for families.

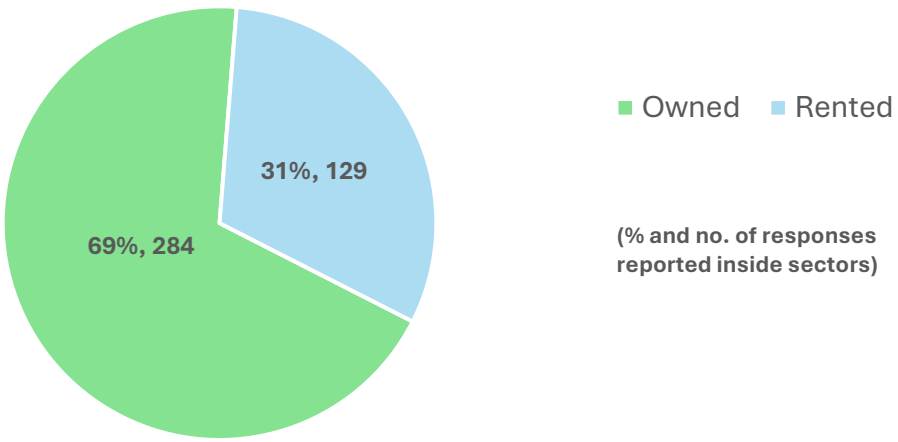
Figure 5.7: Housing type
What best describes your property type?



Source: CBR employee survey
Number of responses to question: 417

5.20 Figure 5.8 shows that 69% of the employees own their property, whilst 31% are in rented accommodation. 83% of employees in houses own their house, but tis proportion is only 29% for flats.

Figure 5.8: Property ownership
Is your property rented or owned?



Source: CBR employee survey
Number of responses to question: 413

Travel to work – further insights from a company perspective

5.21 Granta Park is located 7 miles to the south east of Cambridge as the crow flies and benefits from access by road and rail. The Park is particularly reliant on road links – it is within touching distance of the A11 (linking with the A14 and M11) and the A505. However, the road link to Cambridge often suffers from traffic congestion. Figure 1.1 showed where Granta Park sits within the wider Cambridge region. Rail links are tenuous compared to the road links.

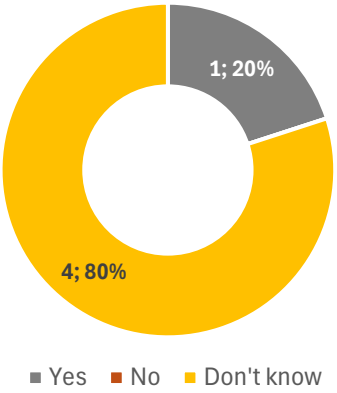
5.22 We asked Granta Park tenants if they collect information about the travel to work arrangements of their employees. The 5 companies who responded to this survey question said they do not collect such information.

5.23 We also asked these 5 companies if they have a Travel to Work Plan for their staff in the Cambridge area. Only one of them indicated that it has a Travel to Work Plan.

5.24 The limited information on the travel to work arrangements of the employees meant that most respondents were unable to indicate whether their staff are commuting longer distances to get to work at Granta Park now compared to a year ago. Only one company was able to respond to this survey question and believed that its staff are indeed commuting longer distances now compared to a year ago (Figure 5.9).

Figure 5.9: Commuting longer distances

Are your employees commuting longer distances to get to work at Granta Park now compared to a year ago?



Source: CBR company survey
Number of responses to question: 5

5.25 We asked these 5 tenants to indicate approximately to what percentage of their Granta Park staff the company offers flexible working arrangements. On average (median), 89% of the respondents stated that they do provide **flexibility in start / stop times**, while 60% of the respondents provide **flexibility to work from home**. It is worth noting that flexibility to work from home is not an option for many employees at Granta Park because the nature of their work requires them to be physically present in the lab.

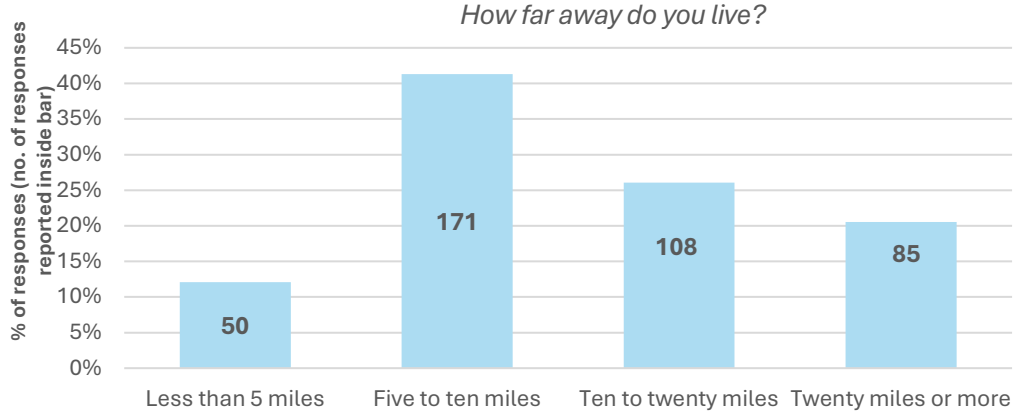
Travel to work – further insights from the employees' perspective

5.26 The employee survey provides a deep dive into the travel to work arrangements of Granta Park employees, casting light on a number of travel to work issues that could not be fully explored through the company survey.

5.27 The average travel to work distance for the 414 employees who responded to this question was 15 miles, but the median was 9 miles. Only 12% travelled less than five miles and 21% travelled 20 miles or more (Figure 5.10).

Figure 5.10: Travel to work distance (miles)

How far away do you live?



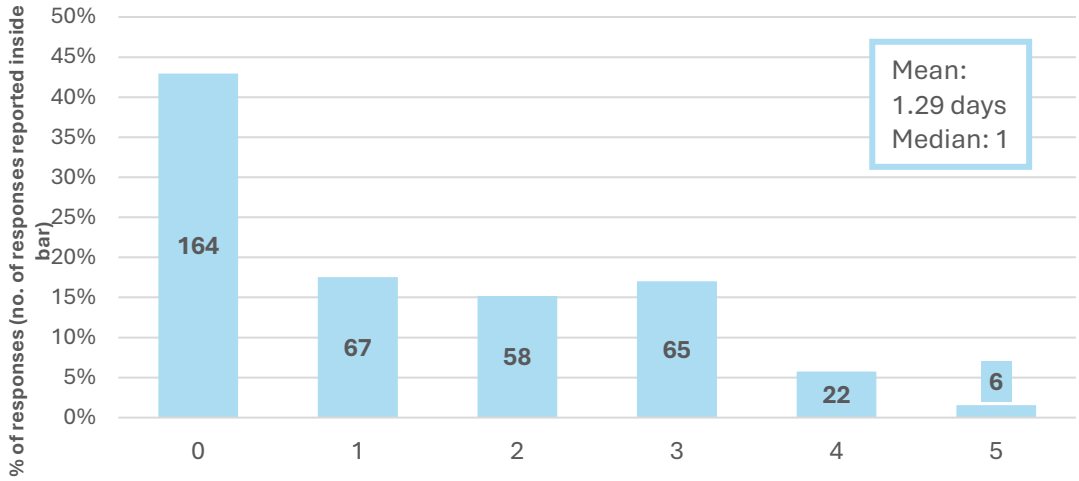
Source: CBR employee survey
Number of responses to question: 414

5.28 One reaction to the commuting problems has been remote working. Although this may not be ideal in innovative and collaborative work environments, employers have agreed to some degree of remote working in order to attract and retain staff. On average employees work from home just over one day per week. Figure 5.11 shows that 43% of the 382 respondents to this question did not normally work any days from home, 18% typically worked from home 1 day and 15% typically did 2 days. 25% of the respondents typically worked from home for 3 or more days.

5.29 The average commute time for those working less than 3 days per week at home was 35 minutes. On the other hand the travel to work time of those working three or more days from home was 53 minutes. Of course, this association can have causality in either direction.

Figure 5.11: Working from home

In a typical week, how many days do you work from home?



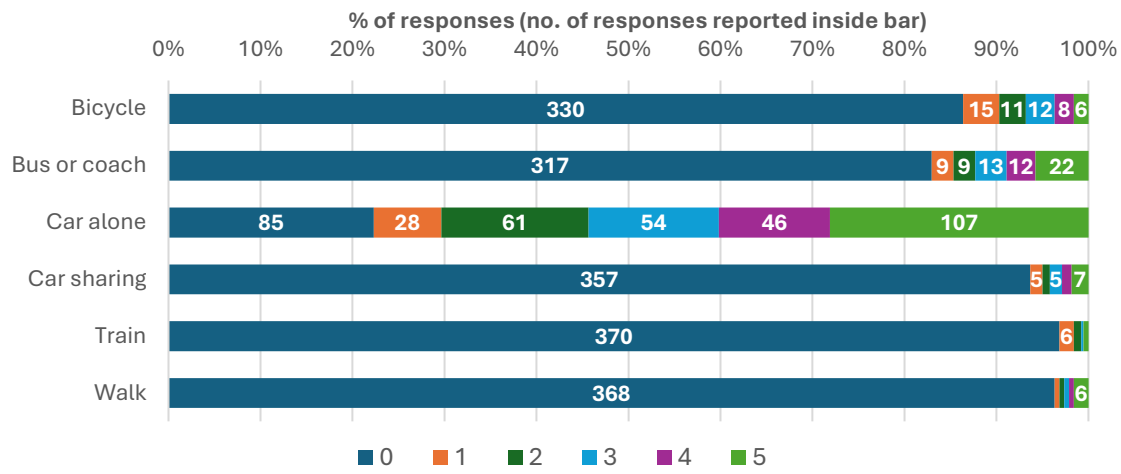
Source: CBR employee survey
Number of responses to question: 382

5.30 The 382 respondents also described their modes of transport to work. In a typical week collectively they make 1,542 journeys. As is clear from the analysis above, not all employees typically work 5 days a week. In addition, 48 employees use more than one mode of transport each time they go to work. A further 37 employees typically use different modes on transport on different days of the week. However, 76% of our respondents used a single mode of transport and used that every time they commuted; and they are distributed as follows – 88% car; 9% bus or coach; 3% bicycle.

5.31 Figure 5.12 below shows the number of days our respondents travelled to work by each mode of transport. The dominance of the car is obvious, next comes bus or coach and bicycle with very few using the train or walking.

Figure 5.12: Method of travel to work

In a typical week, how many days do you use each of the following modes of transport?

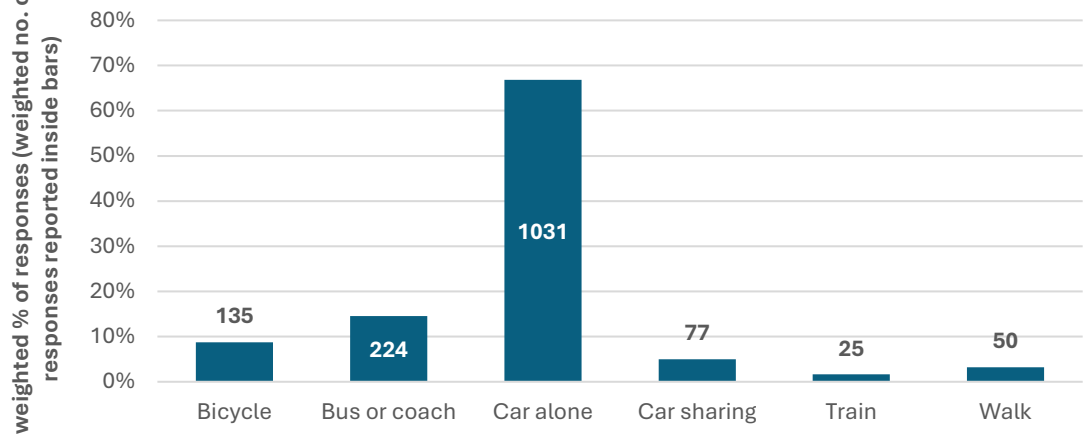


Source: CBR employee survey
Number of responses to question: 382

5.32 Our 382 respondents made 1,542 journeys in a typical week and we can see the breakdown of these journeys across the modes of transport in the figure below. As expected from what has already been shown car transport dominates with 67% of the journeys as car alone and a further 5% as car share (Figure 5.13). Bus and coach represent 12% of the journeys and cycling was 9%. Walking to work came in at 3% and train as 2% of all the journeys made in a typical week.

Figure 5.13: Modes of transport

In a typical week, how many days do you use each of the following modes of transport? (weighted % of transport usage)

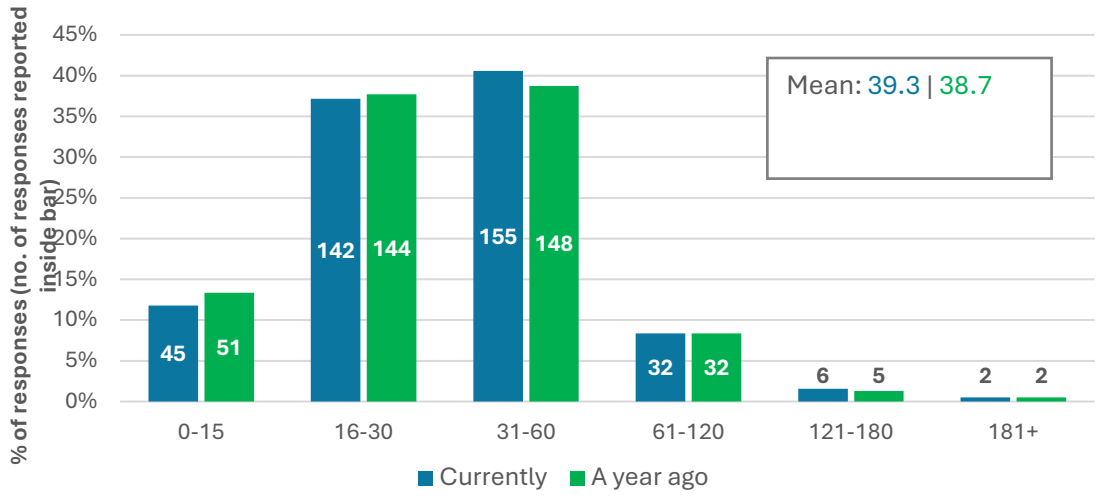


Source: CBR employee survey
Number of responses to question: 382

5.1 There were 382 responses to the question about how long travel to work took now and a year ago. The average time of 39 minutes has not changed much over the year. However, there has been some drift upwards in the time taken for shorter commutes and the percentage travelling between half an hour and an hour has risen from 39% to 41% in the last year. Consequently, the median time has risen from 30 to 35 minutes (Figure 5.14).

Figure 5.14: Travel to work time

How long does it typically take to get to work? How long did it typically take a year ago? (minutes)



Source: CBR employee survey
Number of responses to question: 382

6. The case for investment in infrastructure to unlock growth

KEY MESSAGES

- Granta Park's role is crucial in supporting and expanding the Cambridge life sciences cluster.
- The future growth of the life sciences companies at Granta Park will play a central role in keeping the Cambridge cluster competitive and supporting wider growth across the local economy.
- The survey findings underscore the central role played by infrastructure provision to ensure that Cambridge can continue to provide a supportive business environment.
- Infrastructure-related reasons top the list of factors that might make businesses consider moving off Granta Park.
- Company respondents overwhelmingly cited investment in transport infrastructure and affordable housing as the top strategic priority to boost the growth of the local economy and improve its business environment.
- Housing availability and cost were also seen as significant problems by respondents to the employee survey.
- Travel to work was also identified as a challenge by over half of the employees who stressed the traffic, the poor public transport provision and unsafe cycle routes.
- Better transport infrastructure is essential if Granta Park is to retain and attract the large companies that are essential for future success. In this respect the application made by Cambridgeshire County Council and the Greater Cambridgeshire Partnership to the Department of Transport for investment in the Cambridge South East Transport (CSET2) public transport route should be given high priority.

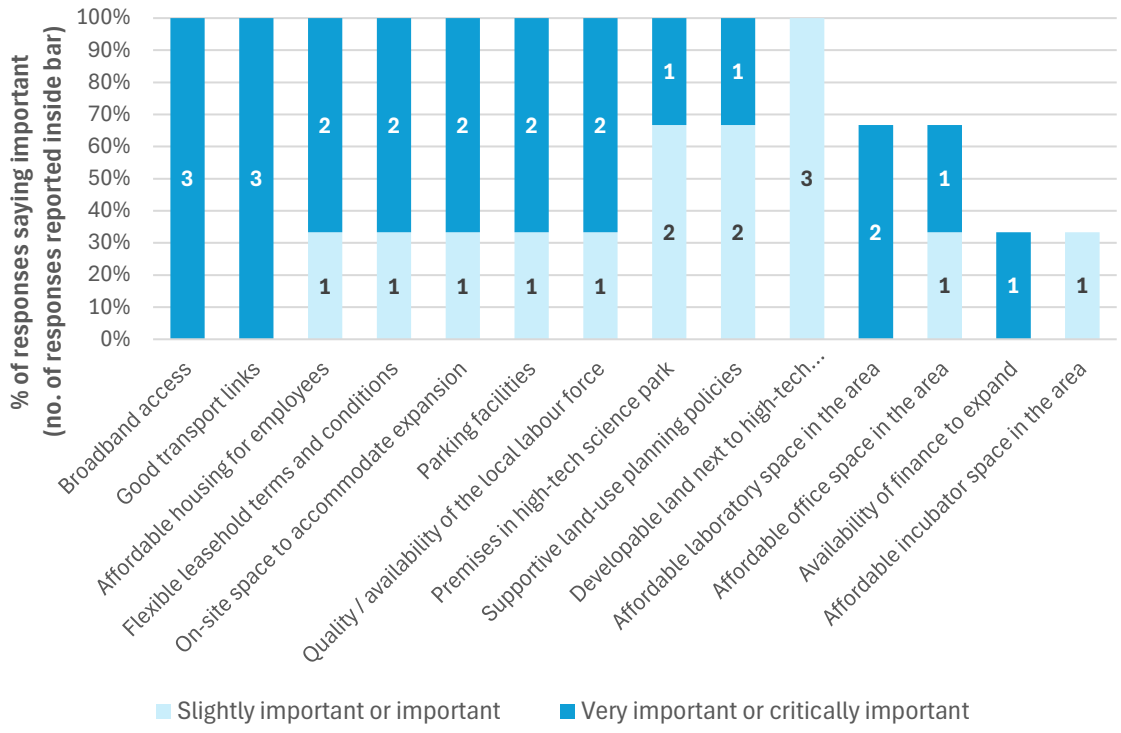
Key factors that would unlock future growth

Unlocking growth: views of Granta Park companies

6.1 Granta Park's role is crucial in supporting and expanding the Cambridge life sciences cluster. The future growth of the life sciences companies at Granta Park will play a central role in keeping the Cambridge cluster competitive and supporting wider growth across the local economy. The Park occupiers were asked about the main limitations to their growth in the Cambridge area. **Good transport links** and **broadband access** were deemed as critically / very important limitations by all respondents (Figure 6.1).

Figure 6.1: Limitations to the company's growth

Which of the factors presented below do you consider to be important limitations to your company's growth in the Cambridge area?



Source: CBR company survey
Number of responses to question: 3

6.2 Two-thirds of the respondents consider **affordable housing for employees**, **flexible leasehold terms and conditions**, **on-site space to accommodate expansion**, **parking facilities**, and **quality and availability of the local labour force** as critically / very important limitations.

6.3 Other important factors include **premises in high-tech science park** (33% rated it critically / very important), **supportive land-use planning policies** (33% rated it critically / very important) and **developable land next to high-tech industries** (all respondents rated it important / slightly important).

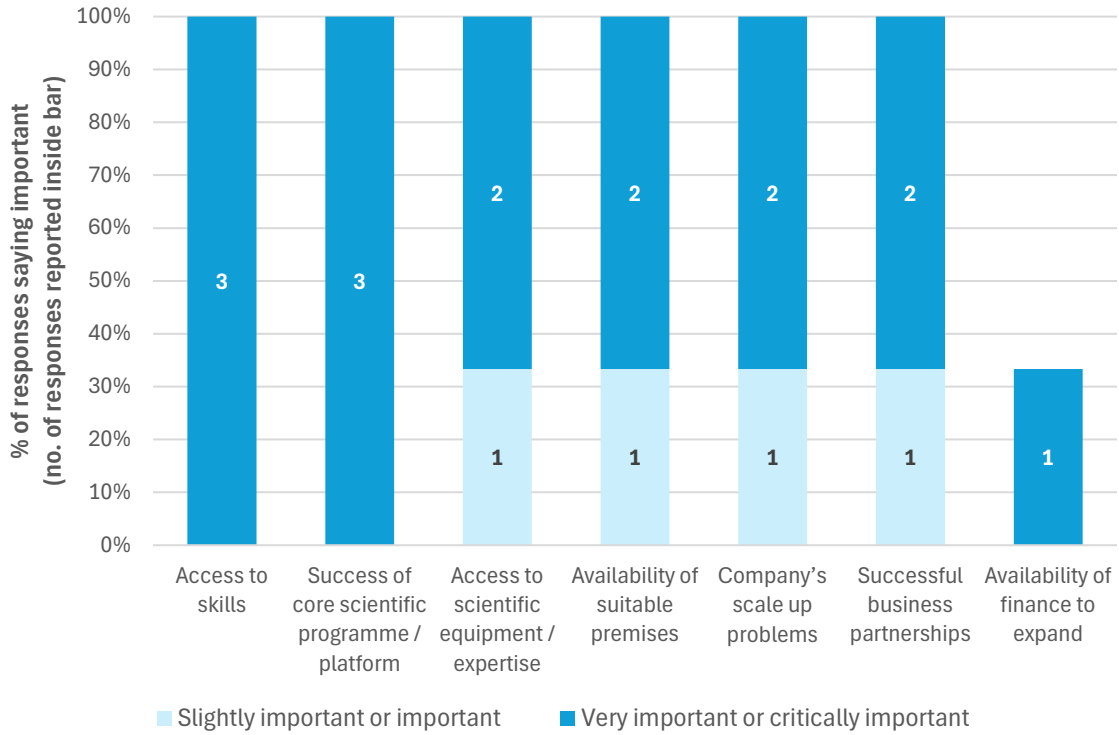
6.4 4 companies shared information, albeit somewhat limited, about their **future growth objectives**. 2 of these companies feel they have already reached a meaningful scale on Granta Park and do not foresee any major increase in their staff numbers there in the foreseeable future. By contrast, the other 2 companies wish to further expand their employee base both on Granta Park and elsewhere. However, these 2 companies believe that this additional growth in staff numbers may not be accompanied by a proportionate increase in the floor space required.

6.5 The achievement of these growth objectives is dependent on a number of workforce and other constraints. **Access to skills** and **success of the core scientific programme / platform** emerge as the most pressing challenges in attaining these growth objectives – all survey participants viewed them as critically / very important (Figure 6.2). **Access to scientific equipment / expertise**, **availability of suitable premises**, **company's scale up problems** and **successful business partnerships** were also assessed as important challenges by all participants, with two-thirds of them rating these challenges as critically / very important. The **availability of finance to expand** was regarded as a

less prominent challenge, largely reflecting the stage of the business lifecycle reached by many of the survey respondents.

Figure 6.2: Challenges in attaining growth objectives

How important are the following challenges in attaining these objectives?



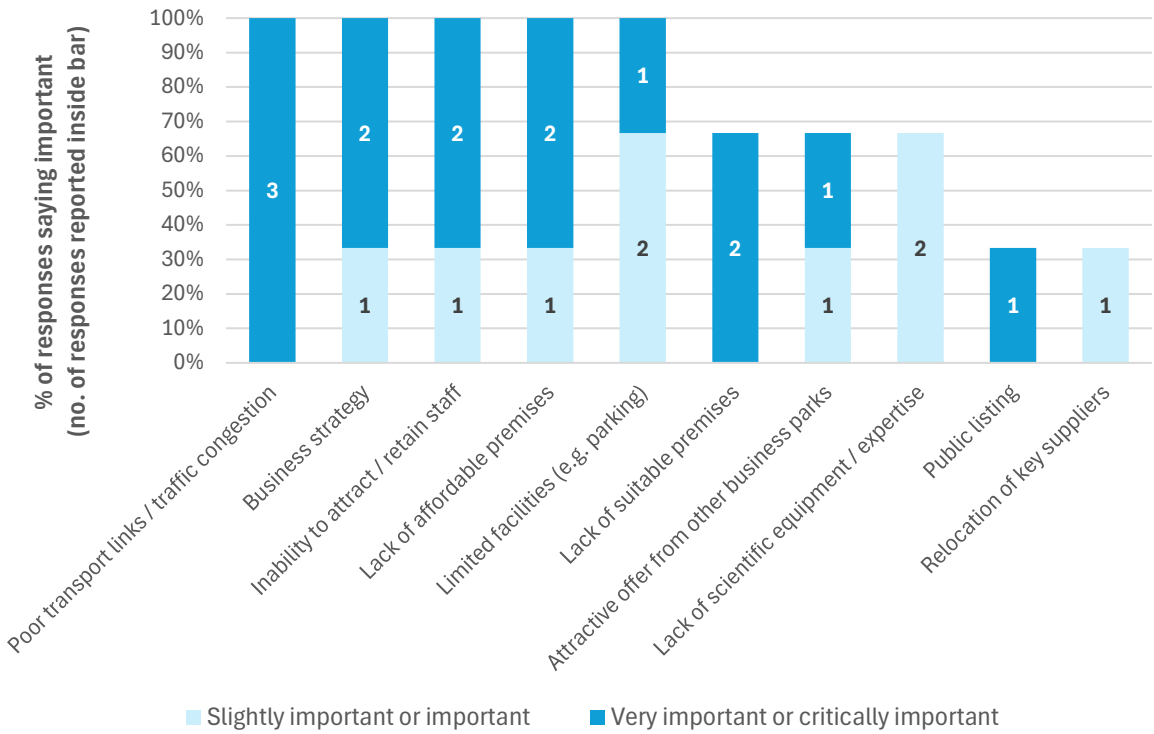
Source: CBR company survey
Number of responses to question: 3

6.6 The company survey also sought the opinion of Granta Park tenants more specifically on the factors that might make their business consider moving off the Park. Infrastructure-related reasons top the list of factors, with all respondents indicating that they might relocate to another area because of **poor transport links / traffic congestion** to / from Granta Park (Figure 6.3). The **lack of affordable premises**, **limited facilities (e.g. parking)** and **lack of suitable premises** also scored highly.

6.7 Other important factors appear more business-specific, including the **business strategy** and **inability to attract / retain staff** (two-thirds of respondents rated these factors as critically / very important). These factors underscore the central role played by infrastructure provision to ensure that Cambridge can continue to provide a supportive business environment.

Figure 6.3: Relocation factors

How important are the following factors in making your business consider moving off Granta Park?



Source: CBR company survey
Number of responses to question: 3

6.8 Granta Park tenants were then asked where their activity might be located should they decide to move off Granta Park. The most common destination of a departing business might be **elsewhere within a 20 mile radius of Cambridge**, with 13% of respondents regarding this as a possible and 63% as a likely or certain location (Figure 6.4). Therefore, 3 out of 4 respondents consider that it is possible, likely or certain they would relocate elsewhere within the Cambridge area should they decide to move off Granta Park. These figures provide strong evidence that companies located on the Park are keen to continue to be located within the Cambridge cluster to access the talent and other benefits identified above.

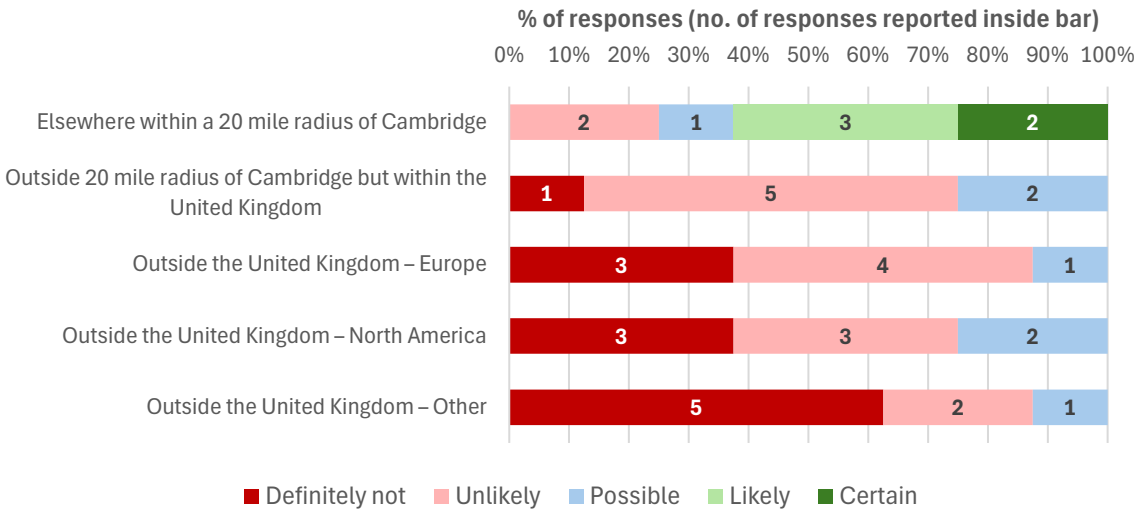
6.9 Among the locations elsewhere within a 20 mile radius of Cambridge cited by respondents were the Babraham Research Campus, Cambridge Biomedical Campus, Cambridge Science Park and Chesterford Research Park. One respondent was at pains to stress that the beneficial effects of the parkland environment on employees' wellbeing should not be underestimated. From this point of view, parks such as the Babraham Research Campus and Chesterford Research Park with a more similar environment to Granta Park may have an advantage over other business parks or science campuses.

6.10 Other areas tend to be regarded with less favour by the companies surveyed. **Outside a 20 mile radius of Cambridge but within the UK** and **North America** are considered as a possibility by one-fourth of respondents, while **Europe** and **other overseas locations** are deemed possible only by 13% of respondents.

6.11 These results suggest that Granta Park tenants regard the Cambridge area as a unique location to do business and might have to relocate somewhere overseas to be able to find a similar ecosystem. The relocation of these innovative, high value-added companies outside the UK would result in a substantial loss of jobs and economic value in favour of other countries.

Figure 6.4: Relocation of activity

If your business were to move off Granta Park, where is that activity likely to be located?



Source: CBR company survey
Number of responses to question: 8

6.12 We asked Granta Park tenants what they regard as the most significant government interventions to boost the growth of the local economy and improve its business environment. The 6 companies who responded to this question overwhelmingly cited **investment in transport infrastructure** and **affordable housing** as the top strategic priority. Among the proposed ways to address the infrastructure gap is the addition of a new park and ride, busway and underground / overground rail link from Cambridge city to Babraham and Granta, as "buses that use main roads do not provide any real advantage". The range of quotes below capture well the scale and urgency of the problem.

"Better infrastructure, affordable housing for young people."

"Investment in transportation and housing. Little point building if a workforce cannot either commute to the location or live locally."

"Improvement to local infrastructure to make Granta Park more accessible to employees."

> *"Transport from Cambridge to Granta Park is not ideal and traffic is worse every year. Roads are congested and development makes them worse."*

> *"Affordable housing in the local area that encourages employees to live nearby – this would help reduce journeys by car (if cycling/walking and better public transport links are possible)."*

> *"Affordable housing needs to be for those who are on salaries of £30,000 or less to attract new/recent graduates. Currently owning property is not realistic for many young employees under 35."*

Source: CBR company survey
Number of responses to question: 6

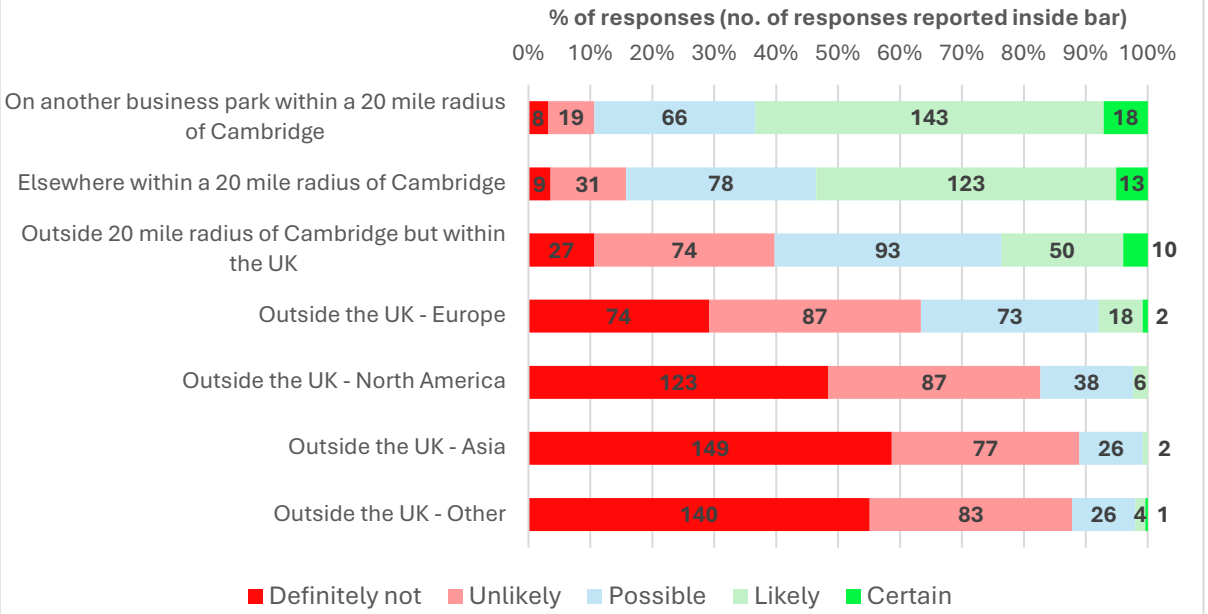
6.13 One respondent said that the government needs to adopt policies aimed at creating a highly skilled and creative workforce, together with approaches to taxation that can encourage investment and growth in industries that require these skills – "Life sciences is strong in this country and needs to continue to be so". Another respondent pointed out that business rates are currently way too high and fail to consider that some Life Sciences businesses are mostly spending money in the form of R&D expenditure rather than generating huge amounts of profit.

Unlocking growth: retaining a mobile workforce

6.14 A key finding from the company survey was that companies located on Granta Park are keen to continue to be located within the Cambridge cluster. The employee survey found very similar views, but the findings demonstrate the mobility of this highly skilled workforce. There were 254 responses to the question about the location of their next job. The employees are expecting to stay within the area – 63% said they were likely, or certain, their next job would be on a business park in the Cambridge area and only 3% said definitely not. 24% of the respondents said it was likely, or certain, that their next job would be within the rest of the UK and a further 37% said this was possible (Figure 6.5). The likelihoods diminish significantly when considering jobs abroad but 8% said likely, or certain, for Europe and a further 29% said it was possible. The USA was lower still (and note this survey was carried out prior to the new administration) with 2% as likely, or certain, and a further 15% saying it was a possible location for their next job.

Figure 6.5: Next job location

If you were to leave the company, where is your next job likely to be located?



Source: CBR employee survey
Number of responses to question: 254

6.1 If we focus on the top bar of the figure above we can explore further those employees who said they were likely, or certain, that their next job would be on a science park in the Cambridge area. This was said by 77% of those whose job prior to Granta Park was in the Cambridge area, but by 51% of those whose previous job had been outside Cambridge. Similarly, 69% of those in a house and 72% who owned their own property said they were likely, or certain, to stay compared with 51% in flats or sharing and 46% renting.

6.2 Taken together with the company survey, there is a clear finding that Cambridge is highly attractive as a location both for companies and employees. But this attractiveness is fragile and there can be no doubt that clear transport and housing constraints are not only holding back the area's future growth, but to a degree are putting Cambridge's competitive position at risk.

6.3 Better transport infrastructure is essential if Granta Park is to retain and attract the large companies that are essential for future success. In this respect the application made by Cambridgeshire County Council and the Greater Cambridgeshire Partnership to the Department of Transport for investment in the Cambridge South East Transport (CSET2) public transport route should be given high priority.

Appendix A: Economic impact assessment method

Scope of the economic impact assessment

1. The economic impact assessment is focused on BioMed Realty's footprint at Granta Park. No estimates are made of other activities present at Granta Park, including TWI.

2. The impact assessment is concerned only with the direct, indirect and induced impacts associated with the employment accommodated in BioMed Realty floorspace at Granta Park.

3. The R&D activities undertaken at Granta Park are likely to have significant downstream economic impacts, e.g. in terms of pharmaceuticals manufacturing, but these potential benefits are not valued.

4. The economic impact assessment is at the UK level. No estimate is made of the regional or sub-regional impact on the Cambridge economy.

5. The annual GVA impact estimated is in 2024/25 prices.

Direct employment impacts

6. The estimation of the direct economic impacts begins with the number of jobs accommodated in BioMed Realty scientific R&D floorspace or employed in ancillary facilities or site operations.

7. BioMed Realty provided a schedule of its scientific R&D floorspace at Granta Park. Data on employment came from the 11 companies surveyed.

8. Three companies did not participate in the survey. For these companies, their employment was imputed using the average "employment density" (sq. m per job) from the 11 companies surveyed. In this way an estimate of the total employment associated with the scientific R&D floorspace could be made.

9. For the ancillary jobs, BioMed Realty completed a data request showing the jobs according to different types of activity.

Direct GVA impact

10. All of the jobs associated with BioMed at Granta Park were allocated to 2-Digit Divisions of the Standard Industrial Classification (SIC 2007).

11. Table A.1 shows the sectors which were used for the analysis.

Table A.1: Direct employment in BioMed Realty floorspace at Granta Park

Activities	SIC Division
Jobs in R&D floorspace	Division 72: Scientific research and development
Childcare	Division 85: Education
Gym	Division 93: Sports activities and amusement and recreation activities
Maintenance and cleaning	Division 81: Services to buildings and landscape activities
Lettings	Division 68: Real estate activities
Administration	Division 82: Office administrative, office support and other business support activities
Café	Division 56: Food and beverage service activities
Security	Division 80: Security and investigation activities

12. Data on average GVA per job (in current prices) by sector for 2024 was then obtained from ONS[20].

13. These national averages of GVA per job were then multiplied by the number of jobs to generate direct GVA impact in £s, 2024/25 prices.

Indirect (supply chain) impacts

14. UK-level "Type I" GVA multipliers were obtained for each of the sectors in Table A.1 from the 2022 Input-Output Tables from ONS[21].

15. These multipliers provide the ratio of direct to total GVA impact from final use for each industry (SIC 2-digit Division) at the UK level.

16. These multipliers were adjusted to reveal the indirect effect per unit of direct GVA impact by subtracting 1. Multiplying the resulting indirect multiplier by the direct GVA impact reveals the estimated indirect GVA impact at the UK level.

Induced (wages and salaries) impact

17. The final component of the economic impact analysis is the induced effect.

18. ONS does not have a published UK-level induced multiplier. However, the Scottish Government's Scottish Input-Output Tables[22] provide a useful source of reference. The 2019 version of these tables has been used to avoid any disruption to the analysis resulting from the Covid-19 pandemic.

19. These tables allow the relationship between induced multiplier effects, the direct effect and indirect multiplier effects, to be calibrated, thus allowing the induced effect to be estimated.

[20] https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/labourproductivity/datasets/outputperjobbydivisionuk
[21] https://www.ons.gov.uk/economy/nationalaccounts/supplyandusetables/datasets/ukinputoutputanalyticaltablesindustrybyindustry
[22] https://www.gov.scot/publications/about-supply-use-input-output-tables/