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## EXECUTIVE SUMMARY



## ES. 1

### What is UKCMRI?

The UK Centre for Medical Research and Innovation (UKCMRI) is intended to be a world-class biomedical research institute. This report supports the planning application to build this institute in St Pancras on Brill Place, behind the British Library, in the London Borough of Camden.

## ES. 2

UKCMRI is a not-for-profit partnership between the Government's main medical research agency, the Medical Research Council (MRC); the country's leading cancer charity, Cancer Research UK; the world-renowned University College London (UCL); and Europe's largest endowed charitable foundation, The Wellcome Trust.

## ES. 3

UKCMRI will focus on understanding the basic biology of health and disease. It will tackle diseases including cancer, heart disease, tuberculosis, influenza and malaria.

## ES. 4

### Planning background

The land bounded by Euston Road, Midland Road, Brill Place and Ossulston Street was set aside in 1975 for development of the British Library. However the northern section of this land was declared surplus to the requirements of the library and the Department for Culture Media and Sport disposed of it through the market in 2007 at which time UKCMRI acquired it. The site has been largely unused since the late 1960s, contributing to the relative stagnation of the local area compared to other nearby central London locations.

## ES. 5

The proposed development will be of international importance and take advantage of the site's accessibility both within London but also to the rest of the UK and internationally.

## ES. 6

In his Economic Development Strategy (2009), the Mayor of London acknowledged the need to broaden London's economy, seeking both to consolidate the city's existing strengths and encourage diversification into other growth sectors<sup>1</sup>.

## ES. 7

Within London the Mayor recognises the importance of innovation, growth sectors and scientific research to the city's economy. The Draft Replacement London Plan (2009) states that the Mayor will support innovation and research, including strong promotion of London as a research location. It seeks to ensure availability of sufficient workspaces to accommodate emerging sectors and highlights the special status of the Bloomsbury/Euston area in respect of its education institutions. The supporting text reiterates the Mayor's commitment to supporting biomedical research and development through the planning system.

<sup>1</sup> London Development Agency (LDA) The Mayor's Economic Development Strategy (October 2009) London: GLA



Fig ES-1. Aerial view of UKCMRI in context with its location



Fig ES-2. View of UKCMRI looking south down Midland Road

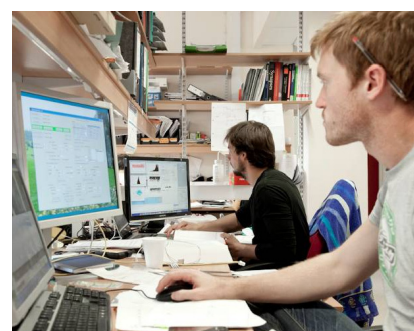


Fig ES-3. Studying how brain cells compute information at the MRC's National Institute of Medical Research

# Executive Summary

## ES. 8

### Jobs

UKCMRI will offer new and integrated facilities for the researchers currently working at the Cancer Research UK London Research Institute (LRI) in Lincoln's Inn Fields, and from the MRC's National Institute for Medical Research (NIMR) in Mill Hill, and will create new research jobs.

## ES. 9

It is estimated that UKCMRI will employ around 1,500 people. It is anticipated that, on opening, a significant proportion of the staff will transfer from existing jobs at the LRI and the NIMR. Depending therefore upon the number who transfer from existing jobs and the pace of growth at UKCMRI, there will be between 400 and 700 new positions across a range of roles from research scientists to engineering, administrative and other support staff.

## ES. 10

The construction of UKCMRI is anticipated to take around 48 months and employ an average of around 600 people. Efforts will be made to source these contractors locally – UKCMRI has already begun talks to work closely with King's Cross Central Construction Skills Centre to ensure that jobs are targeted at Camden residents in the most effective ways possible.

## ES. 11

### Innovative approach to medical research

This is more than a relocation. Not only will UKCMRI create new jobs, but the people who relocate to UKCMRI will also be able to work more productively. The objective of UKCMRI is to perform medical research in a different and innovative way. This will be achieved in two ways – by the co-location of different scientific research specialisms to enable interdisciplinary research; and by the co-location of researchers with clinicians – so called from 'bench to bedside'.

## ES. 12

As the Cooksey review<sup>2</sup> found, the UK has a world class health sciences base, a unified health system (the NHS), and a good pharmaceutical industry and finance sector. However the UK is failing to exploit this due to barriers between research and clinical practice. The Cooksey review called for cultural change to address these barriers. UKCMRI seeks to remove exactly these barriers by creating a unique multidisciplinary research institute.

## ES. 13

UKCMRI will train the next generation of scientists at all levels including undergraduates, PhD students and postdoctoral fellows, as well as offering summer student programmes. UKCMRI will promote transfers of its scientists to other UK institutions and across the world, with a view to furthering the dissemination of research and innovation.



Fig ES-4. Discussing results in the Vascular Biology lab at Cancer Research UK's London Research Institute



Fig ES-5. King's Cross Construction Skills Centre



Fig ES-6. Discussing fruit fly genetics at the MRC's National Institute of Medical Research

<sup>2</sup> A review of UK health research funding, Sir David Cooksey, December 2006

## ES. 14

With these objectives, UKCMRI will reinforce London's position as a global scientific centre for the 21st century, it will enable biomedical research at the highest level, and it will ensure that Camden, London and the UK are at the heart of innovation.

## ES. 15

### **Why the UK, why London and why this site?**

As recognised by the Mayor, innovation is one of the main drivers of economic growth. Furthermore it allows the economy to move into new and higher value added activities. Lying behind innovation is the need to invest in the knowledge creation process. The UK is still one of the leading scientific nations but it is not capitalising on its strengths and it risks losing its competitive edge and being overtaken by emerging economies.

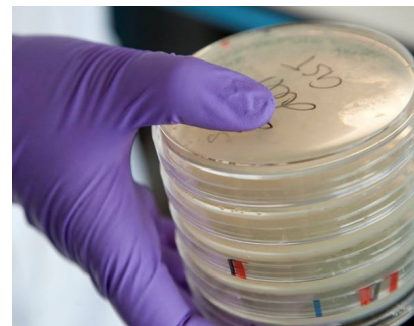


Fig ES-7. Agar plates in the Apoptosis and Proliferation Control lab at Cancer Research UK's London Research Institute

## ES. 16

This investment needs to be located in London because it will be most effective if it can build on the many clusters of knowledge-intensive services which already exist in the capital. London thrives on providing the ability for similar firms to co-locate and experience the benefits of this knowledge transfer. Within London, Camden is home to a unique cluster of hospitals and educational institutions. UKCMRI is most likely to succeed in its aims in this location, and will produce less value to the UK if located elsewhere.

## ES. 17

### **Benefits of UKCMRI**

In addition to the jobs created and the contribution towards more innovative methods of scientific research, UKCMRI will also have significant other socio-economic benefits.

## ES. 18

**Spillover effects** are the additional impacts which occur as a result of economic activity but are not directly captured by the measurement of that activity. In the context of UKCMRI spillover benefits might include:

- Spillovers related to Patents such as:
  - stimulating new technologies and industries
  - promoting business activities
  - facilitating technological transfer
- Increased occurrence of start-ups and spin-off companies resulting from an entrepreneurial environment
- Improved firm productivity and growth through knowledge transfer and deep labour markets
- Increased venture capital investment which typically targets young and fast-growing businesses that demonstrate the potential for high returns on investment.



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## ES. 19

It is estimated, using conservative assumptions, that the additional spillover effects of the investment in UKCMRI will increase GDP by around £16m per year. These estimates should be viewed with caution as there is significant uncertainty around the quantification of such impacts. However, what is clear is that spinoffs do exist and the evidence suggests that, even if they are at the lower end of the estimates, they are still of significant economic value.

## ES. 20

**UKCMRI will reduce the economic burden of disease.** Healthcare and diseases cost the UK money in several ways – through treatment itself but also through loss of productivity. In the UK in 2008, the total annual cost of coronary heart disease was estimated to be £7bn and cancer £18bn. Investing in life sciences can save money by developing new treatments. For example, if survival rates for cancer in England improved to levels commensurate with the best in Europe, then it is estimated that, by 2020, 71,500 lives would have been saved and the total costs of cancer to the UK would be reduced by £10bn.

## ES. 21

UKCMRI will directly impact upon this, with its focus on major diseases. Whilst the economic value of this work will depend on the nature of the disease, and it will be over a long term horizon, this will have a very substantial beneficial impact. Not only will these benefits accrue to the UK, but reducing the economic burden of disease is international in scope.

## ES. 22

**Local spending** will be increased as workers spend around 30-40 per cent of their incomes near their work, which will support the shops, entertainment facilities and small businesses in the area. Multipliers can be used to estimate these impacts, and result in an additional induced economic benefit quantified at £8 million per year.

## ES. 23

UKCMRI will be located in an area in need of **regeneration**. Residents currently have poor health outcomes, high dependency on benefits, a poor living environment and significant incidence of crime. UKCMRI aims to positively impact upon these issues. It aims to create jobs locally, both once the institute is operational and during construction. UKCMRI is also planning to provide a community facility which is provisionally called the 'Living Centre' and is aimed at promoting healthy living locally.

## ES. 24

UKCMRI is committed to providing opportunities through **apprenticeships and other training and learning initiatives**. It will provide construction apprenticeships, undergraduate studentships and PhD studentships, as well as contributing towards career development across the full academic spectrum.



Fig ES-8. Using the genome sequencer in the High Throughput Sequencing lab at the MRC's National Institute of Medical Research



Fig ES-9. Tour of the Physics Laboratories at UCL



## ES. 25

More generally, UKCMRI will contribute towards improved safety and making the area feel more vibrant, by investment in security, and by investing significant resources into this site in need of development and activity.

## ES. 26

UKCMRI will offer a variety of **public outreach** programmes aimed at engaging the local communities via workshops, conferences and youth events.

## ES. 27

The rest of this document is structured as follows:

- **Objectives of UKCMRI**

This section describes the proposals; explains the site location and the relocation of existing staff from other locations; details how UKCMRI will operate as an interdisciplinary institute tackling identified weaknesses in the way the UK currently does scientific research; explains the focus of the institute's research; and briefly outlines the benefits in terms of jobs, community and the wider economy.

- **Baseline and Background**

This section describes the St Pancras site; explains the planning background to the site; demonstrates the important socio-economic characteristics of the area; and discusses the importance of innovation and the knowledge economy to the UK, turning to the role of London and the importance of reinforcing the UK as a world leader in scientific research.

- **Impacts of the scheme**

This section summarises the benefits of the scheme in terms of job creation, spillover and induced impacts, the benefits of reducing the economic burden of disease, the regeneration benefits relating to jobs, incomes, crime and health outcomes; and other benefits including community programmes and public outreach.

