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**Leeds: a prime location for the Administrative Court:  
Supporting evidence from Leeds City Council**

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# **Leeds: a prime location for the Administrative Court:**

## **Supporting evidence**

### **Summary: Why Leeds?**

We consider that Leeds would be a prime location for the Administrative Court for the following key reasons:

#### **1. Professional demand**

A minimum of 1000 cases would be generated in each calendar year.

#### **2. Leeds – population, economy and jobs growth**

- The Leeds economy has seen sustained success and excellent growth in recent years.
- Leeds and the Leeds City Region have huge working age populations for employers to draw from.

#### **3. Financial and Business Services in Leeds**

- Leeds is the second largest centre outside London for financial and business services, with around 112,000 people employed in that sector in Leeds, and over 273,000 in the Leeds City Region.

#### **4. Legal Services in Leeds**

- Leeds is the UK's most important legal centre outside London, with around 180 firms employing a total of 8,000 people. Five of the UK's largest law firms have a significant presence in Leeds.
- Leeds' law firms offer an extensive range of specialisms. They provide added value service, offering city-style legal advice but at regional rates, thereby providing a true value-for-money service to national and international clients.
- There are around 2,300 solicitors holding practicing certificates in Leeds and 575 practicing barristers.

#### **5. The Public Sector in Leeds**

- Leeds is the regional capital of Yorkshire and the Humber, and home to the Government Office and the Regional Development Agency, Yorkshire Forward.
- Several Government Departments, NDPBs and Arms Length Bodies have a major presence in Leeds, and a remit which includes regulatory and/or policy functions.
- Several regulatory and policy related bodies have a presence in Leeds, including the Legal Services Commission, the Healthcare Commission and the Commission for Social Care Inspection.
- Leeds City Council is the largest employer in Leeds, with around 33,000 staff. It employs legal and regulatory staff in the Legal and Democratic Services Unit, the Environmental Health Service, the Planning Service and the Social Services Department.

## **6. Communications**

- Leeds is located at the centre of the UK's road, rail & air transportation networks.
- The M1/A1M provides fast motorway access to UK destinations, north and south, and the M62 provides excellent east-west access.
- GNER provides high speed rail links to London, with a fastest journey time of 2 hrs 6 mins and a total of 25 services in each direction during the working day.
- Virgin offers a cross-country service including direct trains from Leeds to Birmingham with a fastest journey time of 1 hour 48 minutes.
- Local commuters benefit from excellent local bus and train services offering a variety of concessions for regular travellers.
- The average travel to work time during the morning peak is 22 minutes in Leeds compared to 55 minutes in London.
- Leeds Bradford International Airport offers scheduled flights to 28 destinations including the international hubs of London Heathrow, Amsterdam, Brussels and Paris.
- Manchester International Airport is approximately 1 hour from Leeds by road or 80 minutes by direct rail link.
- The telecommunications network in Leeds is amongst the most advanced in Europe.

## **7. Leeds – a cost effective location**

- There is a good supply of Grade A office space available in Leeds city centre, with much more under construction and proposed.
- The rental level for Grade A office space is £25 per sq ft, which compares favourably with rental levels in Birmingham, Manchester and London.
- Salary levels in Leeds are generally competitive. In the legal profession, salary costs for legal assistants are below the national average, whilst for middle management solicitors they are slightly above the national average, reflecting the competitiveness of the sector in Leeds.
- House prices in Leeds are below the national average. The full range of house prices and house types is available within easy commuting distance of Leeds.
- Leeds City Council can provide a wide range of support to organisations locating or relocating to Leeds, at no cost to the organisation.
- There have been several successful government and associated relocations to Leeds, which have achieved their aims and proved to be cost-effective – most notably the relocation of 2,000 civil servants to Quarry House, Leeds in 1991-1993.

## 1. Professional Demand

There is keen support for an Administrative court to serve the Yorkshire and North East Region based in Leeds. A straw poll conducted via local law societies has revealed that approximately 30 firms in the Yorkshire region alone generated 254 cases in the calendar year 2005. The poll itself was done within a very tight timescale and with a short response period allowed but demonstrates clear user demand.

In addition 32 local authorities responded to a survey carried out by Leeds Law Society. There are 54 authorities within the catchment area of a Leeds' Administrative Court. The replies received indicate that each authority will average 1 Judicial Review per year, equating to a case per week for the court.

29 of the Authorities expressed support for the opening of an administrative court in Leeds. Typical comments included:-

"I would strongly support the establishment of a regional Administrative Court serving the North East as clearly attendance in London places considerable burdens on litigants from this area and their advisers. The ability to attend proceedings within the day would be of great advantage in terms of cost and convenience. It would also have the effect of encouraging a strong local government bar in this area, thus improving the level of advice available and reducing the costs e.g. of conferences with Counsel."

"We do support such court being established in Leeds. We would make savings related to travelling and could instruct local counsel, again making savings on expenses for conferences and hearings"

"If the case could have been dealt with locally (Leeds) then I am sure this would have meant cost savings to the Council"

"In favour of proposal as it would cut down delays in matter being heard and would allow Local Authorities views to be heard, as at present when an emergency application is heard it is difficult to ascertain which court it is at, at RCJ"

Enquiries of the Asylum & Immigration Tribunal have revealed that the Bradford hearing Centre would estimate that 400-450 local asylum cases and 200-250 immigration cases would be made to an administrative court based in Leeds. Extrapolating case volumes pro rata in respect of the hearing centres at North Shields and the Northern Area of the Nottingham Hearing Centre would indicate that a further 100 cases would be generated each year giving a total immigration and asylum caseload of around 750 cases per year.

A clear demand is therefore demonstrated however it is recommended that the services of such a court are widely marketed throughout Yorkshire and the North East to coincide with opening so as to maximise practitioner awareness and use of the court. Our own research would indicate that Bradford, Doncaster, Leeds, Huddersfield, Hull, Newcastle and Sheffield would be areas that would make high use of the court and therefore strong marketing drives might be effective.

Therefore even taking this snapshot of usage, being all that was possible in the timescale available, it is clear that over 1000 cases would be generated. In reality the figure is likely to be far greater.

## **2. Leeds – population, economy and jobs growth**

Leeds has a population of 716,500 and a working-age population of 469,100. The number of people working in Leeds in 2006 is in the order of 440,900; 403,700 employees and 37,200 self-employed. (*Experian, Spring 2006*).

The Leeds City Region is a single economic unit, centred on Leeds, and effectively replaces the 'travel to work area' for Leeds. It consists of the districts of Leeds, Bradford, Wakefield, Kirklees, Calderdale, Barnsley, York, Selby, Harrogate and Craven. It has a population of 2,803,700 and a working-age population of 1,698,600. Total employment in the city region is 1,329,900. (*Experian, Spring 2006*). Employers in Leeds therefore have a huge working age population to draw from.

The Leeds economy has seen excellent growth in recent years. Between 1998 and 2003, Gross Value Added (GVA) in Leeds rose by 31%, the same figure as London, compared to a 28% rise in Great Britain (*ONS 2004*)

Between 1984 and 2004, more jobs were created in Leeds than in any other UK city outside London. The net increase in jobs in Leeds was 113,400, which accounted for 55% of all net jobs created in the eight core cities (Birmingham, Bristol, Leeds, Liverpool, Manchester, Newcastle, Nottingham and Sheffield) (*Annual Business Inquiry (ABI) 2004*)

Predictions indicate that this trend will continue, with total employment increasing by a further 26,700 jobs in the next decade. Financial and Business Services, including Legal Services, will account for over 26% of that increase. (*Experian, Spring 2006*).

## **3. Financial and Business Services in Leeds**

Leeds is the second largest centre outside London for financial and business services. In 2004, Leeds had 104,000 employees in that sector, constituting 25% of total employees, and Birmingham had 108,000, or 22% of total employees. (*ABI 2004*)

Figures produced by *Experian, Spring 2006* indicate that the number of people employed in the sector in Leeds has since risen to 112,000, and 273,400 in the wider Leeds City Region.

The exceptional job creation record of the city in the past decade is, to a large degree, the result of the growth of this sector, which has seen a 40% job growth in that period. (*ABI 2004*).

In the last three years over 30 key financial services firms have set up new offices or relocated to the city. The city has 180 law firms, 30 national and international banks, 200 accounting firms including the majority of the 20 largest UK practices, 110 insurance companies, around 10 stockbroking firms, 10 private equity specialists and over 30 financial call centres. The Bank of England, whose agency for Yorkshire and the Humber is based in Leeds, has had a presence here since 1827.

Since the 1980s there has been a clustering of financial operations in Leeds serving the region and, in some cases, other parts of northern England. Leeds has now attained a critical mass in certain areas of financial and business services, which has helped to draw in others. The growth in the number of companies has increased the depth of local expertise, which in turn has encouraged more customers to use Leeds companies rather than London. This prompted *The Times* to comment that "The type

*of complex financial engineering that once would have travelled down the M1 to London is now routinely handled in Leeds”.*

In a survey of members of the Leeds Financial Services Initiative undertaken in May 2006, members were asked to state the main benefits of a Leeds location for their business. Three key themes emerged:

- Excellent access to markets; proximity to clients and customers; and the overall critical mass of finance and business services firms;
- The sheer stature and reputation which Leeds enjoys as a centre for financial and business services, and as a very vibrant place to live and work.
- Leeds and its city region crucially contains a pool of very talented people, and is also able to attract high quality people from outside the area.

Other key benefits that emerged included the quality of life outside work; the geographical location of Leeds, including access to the countryside and general accessibility from all directions; and the existence of many high quality professional people with which to work and do business.

## **4. Legal Services in Leeds**

### **4.1 The Legal Sector**

Leeds is the UK's most important legal centre outside London and in recent years has seen a spate of expansions and mergers, often resulting in relocations within Leeds city centre to new and larger offices. Five of the UK's 20 largest law firms have a significant presence in Leeds: DLA Piper, Eversheds, Pinsent Masons, Addleshaw Goddard and Hammonds. Employment (excluding the self-employed) in the sector grew from 6,550 in 1999 to 7,550 in 2004.

Whilst Leeds is not the largest centre outside London in overall employment terms, it is, according to *Legal Week*: “second only to London in respect of the number of lawyers and fees generated” (*Legal Week Student*, 3<sup>rd</sup> November 2005) and “probably the most mature of England's major regional markets” (*Legal Week*, 28<sup>th</sup> September 2006).

In its 2005 survey, publishers *The UK Legal 500* commented that “Leeds has a sophisticated and highly competitive legal market, second only to London”. This was reiterated in the *Law Gazette* in the Yorkshire and Humber regional profile published on 14 September 2006, which stated: “Leeds is also host to the largest and arguably the most competitive UK legal market outside London”.

There are around 1,850 quoted companies in the UK. Most of them have their headquarters in the south east, but over 100 are based in Yorkshire and the Humber, one of the largest concentrations outside the south east. Major financial institutions headquartered in the region include HBOS/Halifax Bank, Yorkshire Bank, Bradford and Bingley Building Society and Skipton Building Society. There is also a large number of long-standing private companies in the region. These quoted and private companies have provided a regional base for Leeds law firms over the years. More recently, as the range, expertise and competitiveness of local law firms has grown, many Leeds law firms have developed a regional or North of England market and several of them now rank among the top ten firms in the UK, having expanded nationally and internationally, with offices in Europe and Asia.



As the larger legal practices in Leeds have taken on higher value-added corporate work, so their former business has been captured by smaller regional players, which in turn has enabled them to grow and develop. This is particularly evident in the cities of York, Bradford and Wakefield, and the town of Huddersfield, all of which are in the Leeds City Region.

#### **4.2 Solicitors and Barristers in Leeds**

The Law Society of England and Wales has indicated that there are just under 2,300 solicitors holding practicing certificates in Leeds and around 6,500 in the Yorkshire and Humber region.

According to The Bar Directory, published jointly by the General Council of the Bar and Sweet & Maxwell, there are 575 practicing barristers in Leeds, including those in employment and independent practice, and 770 in the Yorkshire and Humber region. Their expertise covers all areas of law including those relevant to the Administrative Court. Many members of the Leeds Bar regularly appear in the Administrative Court in London.

#### **4.3 Leeds Legal**

Such is the strength and cohesion of the legal profession in Leeds that organisations within the profession have joined forces to create 'Leeds Legal' – the first ever city-based legal marketing campaign of its kind in the UK. The alliance, backed by the Leeds Law Society and regional office of The Law Society of England and Wales, will promote the high levels of service, expertise, no-nonsense advice and value for money service provided by the city's law firms. The Lord Mayor of the City of London has backed Leeds Legal, stating that it is *"a strong and significant campaign from the legal profession, which is set to play a crucial role in the global growth of the UK economy"*. The campaign will also attract skilled legal staff to Leeds, to the benefit of all private and public sector legal bodies in the city.

#### **Alan Baker, Chair of Leeds Legal, comments:**

*"In his 2006 budget speech, the Chancellor of the Exchequer acknowledged Leeds as one of two key financial services clusters outside London, Edinburgh being the other one. The Chancellor noted that key to these two successes was the critical support provided by strong corporate legal services in the cities.*

*Previously, in 2000 Professor Alan Paterson of Strathclyde University described Leeds as 'the largest legal market outside London'.*

*On the back of this, Leeds Legal has been formed to bring together the strengths of law firms across the city, not only to promote legal services in Leeds, but also to promote Leeds as a world-class city, offering world-class legal advice and professional services, and a great place to do business."*

#### **4.4 Legal sector research**

Recent research undertaken by Leeds Metropolitan University into the growth of the legal sector in Leeds revealed the following:

- Various factors underlie Leeds' success as a Legal and Financial centre, many of which mirror those of London: the cluster effect through a concentration of firms;

substantial investment in office developments; a growing nexus of professional and support services, notably in IT and marketing-related activity; and, crucially the close relationship between the public and private sectors in wishing to develop the city, epitomised by the Leeds Financial Services Initiative (LFSI).

- The success of the Legal Profession in Leeds, and the corporate sector in particular, is in large part due to its proactive and creative response to the transformation undergone by the legal profession during the last 15-20 years.
- The success of Leeds as a centre for finance and business services has been underpinned by the development of its corporate legal sector, so that it is now a national centre for legal services outside of London, with a reputation for high-quality, value for money work, which goes beyond its regional role and also its size.
- Much of the growth in legal services in Leeds is contributed by ten major law firms, some with roots in the local market dating back to the early industrial period: Addleshaw Goddard; Cobbetts; DLA Piper; Eversheds; Gordons; Hammonds; Irwin Mitchell; Lupton Fawcett; Pinsent Masons; Walker Morris. The expansion of these firms has been stimulated by the intensification of globalisation, so that they have grown beyond the local market to offer services on a national and international basis. In some cases this has led to the establishment of transnational practices. This expansion has led to an increase in practice sites, fee earners, and hence the capacity to offer services across a broad range of practice areas.
- The extensive range of specialisms offered by Leeds' corporate firms include banking and finance, corporate finance, corporate restructuring and insolvency, global project financing, trade and investment, commercial litigation, competition, construction, Private Finance Initiatives (PFI) and Public Private Partnerships (PPP), tax, derivatives, IT, employment, pensions, intellectual property, sport and entertainment, and some private client work including private equity real estate and defamation.
- Correspondingly, the range, size and prestige of these firms' clients have continued to expand, and high, and ongoing increases in, turnover, are reported. The legal expertise and skills of these firms' fee-earners enable them to play a central role in constructing the framework and culture of the new economy.
- Despite the modernisation of the profession, personal relationships remain of fundamental importance in corporate law; hence the Leeds profession's tenacity and 'can-do' approach is very important. These firms provide 'added value' service offering 'city-style' legal advice but at 'regional rates', thereby 'providing a true value-for-money service to national and international clients'. Despite the global expansion of several of the large firms, they remain embedded in the Leeds city-region; the business conducted from their Leeds' offices is wide-ranging in scope, though very often international in focus.
- The SME (Small and Medium Enterprises) sector of the Leeds legal profession has also contributed to the success of the Leeds economy. By catering for the SME sector of the Leeds business community these firms are fulfilling a vital socio-economic function which supports the more spectacular growth of the Leeds financial and business services sector.

- The SME sector of the legal services market contains firms which continue to exemplify the High Street General Practice, enshrining the traditional service values of the profession, whilst giving high quality specialist work, and they operate in specialist practice areas such as mental health work which is therefore largely legally aided. Evidently the social justice dimension of such work is of pivotal importance.
- The city also plays a vital role in legal education. It is host to two universities: The University of Leeds and Leeds Metropolitan University.
- The School of Law at the University of Leeds has grown by almost 50% in both financial turnover and staffing since 2000, and has about 800 undergraduate students; about 60% of these go into the legal profession.
- Leeds Law School at Leeds Metropolitan University has over 1000 students at undergraduate and postgraduate levels, 98% of whom are in employment or undertaking further study within 6 months of graduating. The Law School's clients also include the Crown Prosecution Service and HM Revenue and Customs. The School's particular commitment to widening participation is highly significant.

As part of the above research, interviews were conducted with representatives of key legal firms in the city. The interviewees cited the following strengths of Leeds:

- Its status as the biggest legal centre outside London and therefore its extensive resources;
- The size and strength of the legal community which attracts and retains quality lawyers;
- The Leeds infrastructure which allows Leeds to provide services nationally and internationally in a way unparalleled by any city other than London;
- The interlinked strengths of Leeds and the Yorkshire and Humber region;
- Value for money – high quality work but lower running costs;
- The presence of a specialist Mercantile Court;
- Its integration with European business and legal centres;
- The quality of life offered.

#### **4.5 Law Graduates and legal training**

Seven universities in Yorkshire and the Humber offer first degree courses in law, and in 2005 produced almost 1,900 law graduates, over a third of which were graduates of the University of Leeds and Leeds Metropolitan University (*Source: Higher Education and Statistics Agency*)

The School of Law at Leeds University was established in 1899. It is ranked 10<sup>th</sup> in the UK in the 2005 Times tables and received 5A rating in the 2001 RAE. Since 2000 the School has grown by almost 50% in both financial turnover and staffing and has about 800 undergraduate students, 650 on the LLB scheme and 150 studying the BA in Criminal Justice and Criminology. About 60% of these go into the legal profession.

Leeds Law School at Leeds Metropolitan University has over 1000 students at undergraduate and postgraduate levels, 98% of whom are in employment or undertaking further study within 6 months of graduating. In addition to providing the LLB and PGdip, the Law School's clients include the CPS and HM Revenue and Customs. One of the first providers of academic vocational training in the UK, the Law

School continues to provide the Legal Practice Course which was praised by the Law Society and Quality Assurance Agency in 2004. The School is based in the heart of Leeds' commercial and legal centre and enjoys excellent relations with the local legal profession, with many practising lawyers acting as mentors to law students as well as contributing to the School's Law Advisory Board, thereby ensuring that there is a strong vocational focus to the student experience. Further, given the importance of inclusiveness and diversity for both the social justice and entrepreneurship dimensions of the profession, the School's particular commitment to widening participation is highly significant.

Leeds also has a BPP Law School which offers training to individuals wishing to enter the profession, and continuing professional development for those already working in the legal sector.

There are currently approximately 560 students enrolled at the BPP Law School in Leeds. This figure breaks down as follows:

- Graduate Diploma in Law – 100 full time and 40 part time students
- Legal Practice Course – 230 full time and 90 part time students
- Bar Vocational Course – 50 full time and 50 full time students

Both LPC and BVC inspectors and external examiners have praised the high standard of the facilities at the Law School in Leeds which opened in September 2004 following a £2 million fit out. The Bar Council validated BPP Law School to run the Bar Vocational Course ('BVC') in Leeds from September 2006. BPP is now the only national provider of the BVC in the country.

## **5. The Public Sector in Leeds**

Leeds is the regional capital of Yorkshire and the Humber, and is the home of the Government Office and the Regional Development Agency, Yorkshire Forward. In total, over 110,000 people work in the public sector in Leeds, and around 335,000 in the Leeds City Region.

### **5.1 Central Government**

Several government departments, NDPBs and Arms Length Bodies (ALBs) have a major presence in Leeds, and a remit which includes regulatory and/or policy functions:

- Department for Work and Pensions – 1,700 staff at Quarry House, Leeds
- Department of Health – 900 staff at its Quarry House HQ, with plans to transfer further policy posts from London
- NHS Information Centre for Health and Social Care (HQ) – 375 staff – this body was created in April 2005 out of the former NHS Information Authority and the Department of Health Statistics Unit.
- NHS Connecting for Health – 1,000 staff (including permanent and contractors) – this organisation is delivering the National Programme for IT to bring modern computer systems into the NHS which will improve patient care and services.
- NHS Employers – 80 staff
- NHS Appointments Commission
- NHS Blood and Transplant Service – 300 staff
- Department for Constitutional Affairs and HM Courts Service – 250 staff

- Home Office Immigration and Nationality Directorate – 340 staff
- HM Revenue and Customs – 1,270 staff
- British Library – 1,100 staff at Boston Spa, Leeds
- Highways Agency – 420 staff
- Office for Government Commerce – 20 staff
- Government News Network

## **5.2 Regulatory and policy related bodies**

The following regulatory bodies and policy makers are based (in whole or in part) in Leeds:

- The Legal Services Commission, an NDPB attached to the DCA, which regulates legal aid/advice agencies and law firms that give legally aided advice, has around 100 staff in Leeds.
- The Office of the Legal Services Complaints Commissioner has twenty staff seconded from the Department for Constitutional Affairs.
- The Healthcare Commission, the independent inspection body for both the NHS and independent healthcare, has 50 staff in Leeds.
- The Commission for Social Care Inspection has 80 staff in Leeds. (N.B. The Healthcare Commission and the Commission for Social Care Inspection are due to merge in 2008.)
- The Children’s Workforce Development Council, and the Regional Committee of Skills for Care, which are both part of the Sector Skills Council for Care and Development, are based in Leeds.
- Skills for Health, which is the UK Sector Skills Council for Health, employs 20 staff in Leeds.
- Office of Rail Regulation.
- West Yorkshire Trading Standards employs around 250 staff in Leeds.

## **5.3 Local Government**

Leeds City Council is the largest employer in Leeds, with around 33,000 staff. Within the Chief Executive’s Department, the Legal and Democratic Services unit employs around 350 staff. Regulatory staff can also be found in the Environmental Health Service, part of the Neighbourhoods and Housing Department, the Development Department’s Planning Service, and in the Social Services Department.

# **6. Communications**

Leeds is located at the centre of the UK’s road, rail and air transportation networks.

## **6.1 Road**

Direct access to the motorway network from Leeds city centre is available via Junction 3 of the M621.

The M1/A1M provides fast motorway access to UK destinations, north and south. Improvements to the Leeds road network include the East Leeds link road which, upon completion in 2008, will provide a direct link from the inner ring road to the M1, east of the city.

The M62 connects Leeds to Manchester and Liverpool to the west, while Hull and the

Humber ports are only an hour's drive away to the east. These serve more than 50 countries and 70 ports worldwide.

## 6.2 Long Distance Rail Services

**GNER** services offer high-speed rail links to the following main locations: Aberdeen, Edinburgh, Newcastle, Peterborough, Wakefield, Doncaster and London. The fastest journey time to London is 2 hours 6 minutes and direct trains to and from London run at least every half hour throughout the working day, with a total of 25 services in each direction. There is a high speed service from York to London, with 28 direct trains to London and 21 from London during the working day. The fastest journey time is 1 hour 56 minutes.

**Virgin** offers a cross-country service, providing direct access to the following stations: Glasgow, Edinburgh, Newcastle, Durham, Darlington, York, Wakefield, Sheffield, Derby, Tamworth, Birmingham, Cheltenham Spa, Gloucester, Bristol, Taunton, Exeter, Plymouth, Oxford, Reading, Southampton and Bournemouth. There are 14 direct trains from Leeds to Birmingham and 13 from Birmingham to Leeds during the working day, with the fastest journey time being 1 hour 48 minutes. All the services are covered by the new Virgin Voyager and Pendolino tilting trains.

**Transpennine.** Major towns and cities served by the Transpennine Express from Leeds include Newcastle, Middlesbrough, Scarborough, York, Hull, Huddersfield, Manchester, Manchester Airport, Warrington and Liverpool. New 'Desiro' class trains are to replace the entire existing fleet and will all be in service by December 2006.

## 6.3 Local Commuter Services – trains and buses.

Leeds railway station is at the heart of the local Metrotrain network and the system radiates from Leeds across West Yorkshire covering 67 stations (14 of which are in the Leeds District). The local rail system has a Metrocard zonal tariff, as well as standard ticketing, plus a variety of concessions and passes.

Approximately 90 million bus journeys are made in Leeds each year. Around 26% of all peak hour journeys into and out of Leeds are made by bus.

A full MetroCard, giving virtually unlimited travel on buses and trains within West Yorkshire, currently costs £23.50 per week, £87.50 per month, £256 per quarter or £871 per year.

These excellent transportation services mean that average travel to work time during the morning peak is 22 minutes in Leeds compared to 55 minutes in London.

The National Lifestyle survey carried out by Axiom in January 2005 revealed that people working in Leeds and in the Yorkshire and Humber region as a whole spend less time travelling to work than the national average:

|                 | New job travel time: 0–30 minutes | New job travel time: 31–59 minutes | New job travel time: 60+ minutes |
|-----------------|-----------------------------------|------------------------------------|----------------------------------|
| Area            | % of respondents                  | % of respondents                   | % of respondents                 |
| England         | 55.4                              | 33.7                               | 10.9                             |
| Yorks. & Humber | 59.5                              | 31.4                               | 9.1                              |
| Leeds           | 58.2                              | 34.3                               | 7.5                              |

## 6.4 Leeds Bradford International Airport

Situated off the A658 about eight miles (13 km) north west of Leeds City Centre, it is the major airport in the Yorkshire and Humber region and the 15th largest in the UK. 24-hour flying operations were given the go ahead in 1994 and were fully introduced by April 1995. In 2005, 2.6m passengers used the Airport, including 1.2m scheduled international passengers.

The Airport's infrastructure continues to be developed to meet growing passenger numbers. Works that commenced in 1997 to provide capacity for up to 3m passengers per annum were completed in 2003 at a cost of £20m. The next phase of development, costing £2.8m, will include the provision of 16 extra check-in desks, bringing the total to 42. In addition to the internal improvements there will also be a newly developed bus parking service, mini bus and passenger drop off areas.

The Airport benefits from an 'Airlink' bus service linking the Airport with Leeds city centre and Otley. There is a half-hourly bus service to Bradford city centre and railway stations, also serving local employment catchment areas. In addition there is a bus service linking the Airport to Harrogate bus station.

There are scheduled flights to 28 national and international destinations, including the international hubs of London Heathrow, Amsterdam, Brussels and Paris.

| <b>UK destinations, flight frequencies and journey times from Leeds Bradford International Airport</b> |   |                                |
|--|---|--------------------------------|
| <b>Destination</b>   | <b>Number of return flights, weekdays</b> | <b>Journey time in minutes</b> |
| Aberdeen   | 3   | 70                             |
| Belfast City   | 3   | 55                             |
| Belfast International  | 2   | 50                             |
| Bristol  | 2   | 70                             |
| Edinburgh  | 3   | 55                             |
| Exeter   | 2   | 65                             |
| Glasgow  | 3   | 50                             |
| London Heathrow  | 4   | 65                             |
| Newquay (touch down at Bristol)  | 2   | 135                            |
| Southampton  | 5   | 65                             |

## 6.5 Telecommunications

The availability of cutting edge ICT networks is vital for an organisation's ability to reduce the cost of doing business and to communicate effectively, both nationally and internationally.

The Yorkshire and Humber region has the leading edge in broadband and telecommunications. This is partly reflected by the significant investment of IP networks in the region from major service providers such as BT, mmO2, Cable and Wireless and Telewest.

The regional network is entirely digital with companies connecting to fibre optic networks with Integrated Services Digital Networks (ISDN) available to them, providing international access to voice, video and data services with unparalleled capacity. One of BT's 12 major points of presence (POPs) is situated in Leeds.

## 7. Leeds – a cost effective location

### 7.1 The Office Market

Massive investment in property development is transforming the city of Leeds and extending the range of locations available to businesses and other organisations. The last decade has seen projects worth £2.9 billion completed, with a further £5.9 billion in progress and in the pipeline.

Quoting rents for grade A space in Leeds, Birmingham, Manchester and London are as follows:

| City              | Grade A city centre office space – rental in £ per sq ft |
|-------------------|--|
| Leeds             | 25.00  |
| Birmingham        | 27.50  |
| Manchester        | 28.00  |
| London (City)     | 48.00  |
| London (West End) | 85.00  |

*Source: C B Richard Ellis, May 2006*

There is a good supply of Grade A office space available in Leeds city centre, with much more under construction and proposed. The following properties are included for illustrative purposes as there are many more fine examples. More detailed and specific information on available office buildings in Leeds can be provided on request.

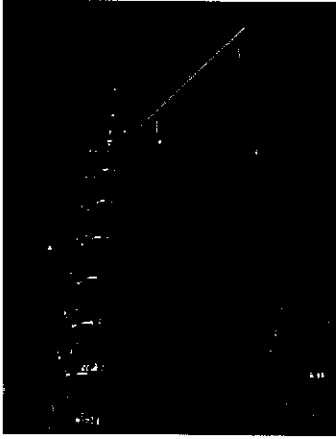


Bridgewater Place (left), at 32 storeys, will be Leeds' tallest building on completion in early 2007. This is a mixed used development which includes 230,000 sq ft of office space, of which, 125,000 sq ft was pre-let to Eversheds, and Ernst and Young may be taking a further 30,000 sq ft. Both companies already have a significant presence in Leeds. The development is a 5 minute walk from the railway station.

Wellington Place is one of the largest mixed use schemes in Leeds, and will include over 1 million square feet of prime office space. Existing occupiers include PricewaterhouseCoopers, Watson Wyatt and Allianz Cornhill. 2 Wellington Place (right) has recently been completed and provides 120,000 sq ft over seven floors. The development is a 10-minute walk from the railway station.

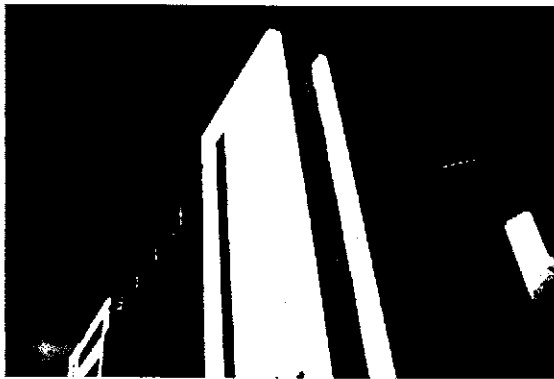






Princes Exchange (left), adjacent to the railway station, set a new standard for offices in Leeds when it was built in 2000. DLA Piper, the sixth largest legal services organisation in the UK by turnover, has its Leeds office there, with around 320 staff.

City Point (right) was recently completed in the city centre and provides 62,000 sq ft of offices, of which 39,000 sq ft is still available. It is a five-minute walk from the railway station.



The Government Office for Yorkshire and the Humber and the Highways Agency are relocating in 2007 to a new 95,000 sq ft office currently called Lateral (left).

## 7.2 Staffing costs

The Annual Survey of Hours and Earnings, which replaced the former New Earnings Survey, provides data on the level of employee earnings.

For Leeds, the earnings for males were 92% of the GB average, whilst for females it was 98%.

| <b>Gross Weekly Earnings for Residents (£): 2005</b> |             |               |                   |                |                |               |                   |                |
|--|-------------|---------------|-------------------|----------------|----------------|---------------|-------------------|----------------|
| <b>Local Authority</b>                               | <b>Male</b> |               |                   |                | <b>Females</b> |               |                   |                |
|  | <b>Mean</b> | <b>Median</b> | <b>Bottom 10%</b> | <b>Top 10%</b> | <b>Mean</b>    | <b>Median</b> | <b>Bottom 10%</b> | <b>Top 10%</b> |
| London   | 668         | 528           | 205               | 1208           | 442            | 383           | 105               | 798            |
| Aberdeen   | 574         | 460           | 199               | ...            | 314            | 274           | 65                | ...            |
| Edinburgh  | 532         | 460           | 182               | 960            | 386            | 322           | 99                | 711            |
| Cardiff  | 506         | 419           | 202               | ...            | 330            | 281           | 72                | ...            |
| Calderdale   | 453         | 377           | 188               | ...            | 315            | 254           | 91                | ...            |
| <b>Leeds</b>   | <b>487</b>  | <b>426</b>    | <b>192</b>        | <b>845</b>     | <b>314</b>     | <b>269</b>    | <b>81</b>         | <b>579</b>     |
| Bristol  | 502         | 430           | 211               | ...            | 308            | 270           | 79                | ...            |
| Wakefield  | 446         | 394           | 193               | ...            | 270            | 223           | 68                | ...            |
| Kirklees   | 503         | 424           | 174               | ...            | 306            | 256           | 75                | ...            |
| Sheffield  | 445         | 384           | 183               | 722            | 285            | 235           | 73                | 554            |
| Birmingham   | 459         | 396           | 171               | 762            | 309            | 278           | 77                | 580            |
| Newcastle  | 471         | 387           | 179               | ...            | 323            | 269           | 80                | ...            |
| Glasgow  | 451         | 387           | 139               | ...            | 330            | 287           | 101               | 587            |
| Manchester   | 451         | 374           | 130               | ...            | 291            | 257           | 65                | ...            |
| Liverpool  | 466         | 366           | 157               | ...            | 312            | 270           | 77                | ...            |
| Nottingham   | 444         | 378           | ...               | ...            | 280            | 240           | 71                | ...            |
| Bradford   | 444         | 369           | 195               | 744            | 288            | 245           | 68                | 549            |
| Leicester  | 419         | 355           | 186               | ...            | 269            | 244           | 55                | ...            |
| Hull   | 406         | 384           | 183               | ...            | 228            | 196           | 75                | ...            |
| <b>West Yorkshire</b>                                | <b>471</b>  | <b>402</b>    | <b>190</b>        | <b>778</b>     | <b>301</b>     | <b>253</b>    | <b>75</b>         | <b>575</b>     |
| <b>Yorks &amp; Humber</b>                            | <b>478</b>  | <b>413</b>    | <b>194</b>        | <b>786</b>     | <b>286</b>     | <b>237</b>    | <b>74</b>         | <b>556</b>     |
| <b>Great Britain</b>                                 | <b>530</b>  | <b>443</b>    | <b>196</b>        | <b>910</b>     | <b>322</b>     | <b>269</b>    | <b>80</b>         | <b>616</b>     |
| Bottom 10%: 10% earn less than £ stated              |             |               |                   |                |                |               |                   |                |
| Top 10%: 10% earn more than £ stated                 |             |               |                   |                |                |               |                   |                |
| Source: Annual Survey of Hours and Earnings (2005)   |             |               |                   |                |                |               |                   |                |

### 7.3 Staffing costs – Legal Sector

The Reward Group publishes an annual salary search database, extracts from which, in relation to two legal sector positions, are included in the following table. The salary of a Legal Assistant in Leeds is below the national average, whilst the salary of a middle management solicitor is slightly above average, reflecting the strength and competitiveness of the legal sector in Leeds.

| <b>Salary Costs in the Legal Profession (£)</b> |                     |                       |               |                       |                     |
|---|---------------------|-----------------------|---------------|-----------------------|---------------------|
| <b>Legal Assistant</b>                          |                     |                       |               |                       |                     |
|   | <b>Lower Decile</b> | <b>Lower Quartile</b> | <b>Median</b> | <b>Upper Quartile</b> | <b>Upper Decile</b> |
| National  | 15,838              | 17,484                | <b>20,570</b> | 23,655                | 26,741              |
| Leeds   | 14,255              | 15,736                | <b>18,513</b> | 21,289                | 24,066              |
| Birmingham                                      | 15,046              | 16,610                | <b>19,541</b> | 22,472                | 25,403              |
| Nottingham                                      | 14,413              | 15,910                | <b>18,718</b> | 21,526                | 24,334              |
| Newcastle-upon-Tyne                             | 14,730              | 16,260                | <b>19,130</b> | 21,999                | 24,869              |
| Bristol   | 15,522              | 17,134                | <b>20,158</b> | 23,182                | 26,206              |
| Manchester                                      | 15,680              | 17,309                | <b>20,364</b> | 23,418                | 26,473              |
|   |                     |                       |               |                       |                     |
| <b>Solicitor - middle management</b>            |                     |                       |               |                       |                     |
|   | <b>Lower Decile</b> | <b>Lower Quartile</b> | <b>Median</b> | <b>Upper Quartile</b> | <b>Upper Decile</b> |
| National  | 35,855              | 40,101                | <b>47,178</b> | 55,670                | 65,577              |
| Leeds   | 36,572              | 40,903                | <b>48,121</b> | 56,783                | 66,888              |
| Birmingham                                      | 35,496              | 39,700                | <b>46,706</b> | 55,113                | 64,921              |
| Nottingham                                      | 32,986              | 36,893                | <b>43,403</b> | 51,216                | 60,331              |
| Newcastle-upon-Tyne                             | 34,421              | 38,497                | <b>45,290</b> | 53,443                | 62,954              |
| Bristol   | 35,138              | 39,299                | <b>46,234</b> | 54,556                | 64,265              |
| Manchester                                      | 37,648              | 42,106                | <b>49,536</b> | 58,453                | 68,856              |
|   |                     |                       |               |                       |                     |

*Source: The Reward Group, Salarysearch Database, 2006*

### 7.4 Housing

The quality and price of housing can often affect an organisation's ability to attract high quality personnel. Houses in Leeds represent good value for money, and just as important, the full range of house prices and house types is available within easy commuting distance of Leeds, so organisations can attract high quality staff at all salary levels.

Average house prices in Leeds, in the Yorkshire and Humber Region, and in England and Wales, April to June 2006, based on actual sales and taken from the Land Registry website, are as follows:

|                 | <b>Detached</b> | <b>Semi-detached</b> | <b>Terraced</b> | <b>Flats/ Maisonettes</b> | <b>Overall</b> |
|-----------------|-----------------|----------------------|-----------------|---------------------------|----------------|
|                 | <b>£</b>        | <b>£</b>             | <b>£</b>        | <b>£</b>                  | <b>£</b>       |
| Leeds           | 277,639         | 153,253              | 121,554         | 146,563                   | 158,036        |
| Y & H           | 243,987         | 140,046              | 108,928         | 129,141                   | 147,230        |
| England & Wales | 300,349         | 180,170              | 158,493         | 185,703                   | 199,184        |

In March 2006, The Reward Group published its Cost of Living Regional Comparisons, which indicated that the required annual income for an individual or family wishing to live in a three bedroom detached house was as follows:

| Region                                      | Required annual income (£) |
|---|----------------------------|
| Yorkshire and Humber                        | 28,966                     |
| North West                                  | 29,645                     |
| North East                                  | 29,659                     |
| East Midlands                               | 29,706                     |
| West Midlands                               | 30,044                     |
| South West                                  | 31,605                     |
| South East                                  | 34,881                     |
| National                                    | 32,485                     |
| <i>Source: The Reward Group, March 2006</i> |                            |

### 7.5 Staff Relocation

The City Council can assist new and relocating organisations who wish to encourage staff to locate or relocate to the new base. Specialist teams can be pulled together, from the Council and other organisations such as estate agents, to give staff detailed information on Leeds, the economy in terms of partner employment, housing, education, healthcare, cultural, sporting and recreational facilities – in short, the ‘insider guide’ to what it’s like to live in Leeds. There is no charge for these services.

Services to organisations and their staff include the following, although this list is not exhaustive as assistance is tailored to meet the needs of the organisation:

- Provision of information – on all aspects of the Leeds economy and living in Leeds.
- Property location service – to provide the organisation with up to date information on all suitable offices on the market in Leeds, and to arrange viewings with the agents.
- Presentations on all aspects of the Leeds economy and living in Leeds, with input from experts on the economy, education, culture and sport, and housing.
- Tours of the city – walking tours of the city centre and coach tours of residential areas in Leeds and the surrounding districts.
- Introductions – to key decision makers and organisations in the public and private sectors
- Aftercare – to maintain a relationship with the organisation and ensure that it quickly becomes embedded in the public and private sector business community in Leeds

### 7.6 Lifetime costings

It is vital that government departments and related bodies can assess the long term savings to be made by locating or relocating an organisation to a provincial location rather than to London or the south east.

## Contacts and further information

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Further information about Leeds may be found on our websites:

[www.leeds.gov.uk](http://www.leeds.gov.uk)  
[www.no-ordinary-city.co.uk](http://www.no-ordinary-city.co.uk)  
[www.leedslegal.co.uk](http://www.leedslegal.co.uk)

**The following Authorities have indicated that they would support the establishment of an Administrative Court in Leeds:-**

- Barnsley Metropolitan Borough Council
- Bassetlaw District Council
- Berwick-Upon-Tweed Borough Council
- Blythe Valley Borough Council
- Bradford Metropolitan Borough Council
- Calderdale Metropolitan Borough Council
- Chesterfield Borough Council
- Derbyshire County Council
- Doncaster Metropolitan Borough Council
- Durham City Council
- Easington District Council
- Gateshead Council
- Hambleton District Council
- Harrogate Borough Council
- Hartlepool Borough Council
- Kingston-Upon-Hull City Council
- Kirklees Metropolitan District Council
- Leeds Metropolitan District Council
- Newcastle City Council
- North Lincolnshire
- North East Lincolnshire
- Northumberland County Council
- Redcar and Cleveland Borough Council
- Rotherham Borough Council
- Rydale District Council
- Stockton on Tees
- South Tyneside District Council
- Sunderland City Council
- Teesdale District Council
- Wakefield Metropolitan District Council

The Rt Hon Lord Justice May  
Royal Courts of Justice  
Strand  
LONDON  
WC2A 2LL

Wednesday 15<sup>th</sup> November 2006

Dear Judge

**Administrative Court**

The Bar on the North Eastern Circuit are very enthusiastic about the proposal for the Administrative Court to sit on a full-time basis in Leeds to deal with applications from throughout the North Eastern Circuit area.

From the enquiries I have made of the local Bar and their chambers, I am confident that there are practitioners from the most senior (Queen's Counsel) to more junior barristers who have experience of appearing in the Administrative Court in London and would be more than capable of dealing with the wide variety of applications heard by the Administrative Court were the Court to sit permanently in Leeds. Indeed, my enquiries indicate that at present many members of the local Bar travel regularly to London to appear in these applications at considerable cost to the public purse.

I know from the expressions of support at the meeting with you in Leeds last month and the work undertaken by the Working Group chaired by David Wilby QC that there is strong support from the metropolitan and local authorities and the Law Society in this region. The Bar wish to echo that support and indicate a willingness to assist the administration in ensuring that this proposal becomes effective.

Yours sincerely

**SIMON BOURNE-ARTON QC**  
Leader of the North Eastern Circuit

cc: David Wilby QC  
Park Lane Chambers



# Leeds Legal

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Our ref: AMB/SS

The Right Honourable Lord Justice May  
The House of Lords  
London  
SW1A 0PW

2 November 2006

My Lord

On behalf of Leeds Legal, may I strongly commend the proposal to relocate part of the Administrative Court to Leeds. You will be aware, Sir, that Leeds is now acknowledged as the largest and most vibrant legal centre outside London and even in this year's budget speech, The Chancellor of the Exchequer readily commended Leeds and Edinburgh as the economic and financial powerhouses of the nation outside the capital. As such, it is entirely logical that with such combined economic and professional strength available, Leeds should be the site of such a devolved jurisdiction.

Having established the technical competence and the economic imperative, there is, in addition, the convenience and fiscal factors for the court users, both lay and professional. Clearly, the savings to the LSC in avoiding time consuming and expensive trips to London should not be overlooked either, to the benefit of the Treasury. Further, such a move would also inevitably ease the current pressure on the existing central administration and staff whilst also achieving a strand of the Government's policy of achieving greater regionalisation/devolution.

I am conscious, Sir, that the impressive statistics of the likely caseload to be generated in Leeds have been presented to you elsewhere by colleagues, but as an immigration judge myself, would reiterate in particular the volume of work likely from that jurisdiction via the A.I.T in Bradford, North Shields and the northern catchment area of the Nottingham Court as has been estimated to yourself directly by the Regional Administrator.

My Lord, the city fathers and regional bodies are all behind such a move; the local professions are behind such a move; the users would all benefit from such a move and there is work aplenty to underpin such a move. Accordingly, on behalf of my mentors, Sir, may I please urge you and your colleagues to strongly recommend the allocation and movement of an Administrative Court to Leeds in early course. Thank you for your consideration.

Yours sincerely

Alan M Baker  
Chair of Leeds Legal

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Our Ref:

From the office of:

Your Ref:

The Right Honourable Lord Justice May  
The House of Lords  
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16 November 2006

**The  
Leeds  
Law  
Society**

My Lord

### **ADMINISTRATIVE COURT**

I write on behalf of Leeds Law Society and those within the local solicitors' profession to support the setting up of the Administrative Court in Leeds.

Such a court will provide benefits for the local economy and will deliver costs-savings for those who now are obliged to use the courts in London. It is also consistent with the devolution of justice to the regions.

We are in no doubt that the Administrative Court will succeed and create new business in much the same way as the Mercantile Court did when it was introduced to Leeds in the 1990s.

A straw poll of solicitors throughout the whole region (not just Leeds) demonstrated that, already, applications to the Administrative Court are in the hundreds.

We very much look forward to seeing your final recommendations to the Department for Constitutional Affairs and hope that these will look positively upon this much supported proposal. If I or anybody within the solicitors' profession can provide any further assistance to you, please do not hesitate to contact me.

Kind regards,

Yours sincerely



**JAMES HADDLETON**  
Chairman Civil Litigation Sub-Committee

