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1. Brief

The London Borough of Lewisham have requested a detailed report to demonstrate the current level of jobs provided by the existing built form within the Surrey Canal Site as identified on the plan at appendix 3.1.

We are further requested to provide an estimate of the number of jobs that would be created following completion of construction of the proposed Masterplan.

The methodology, assumptions made, and the resultant comparisons are set out below.

1.1 Methodology: Existing Jobs

The existing job numbers shown in the attached tables have been calculated against approximate gross internal floor spaces of each building and shown in the 3 formats as set out below:

1.1.1 Format 1 – Column A in the Table at appendix 3.4 – ARUP/EP Calculations

These figures are calculated by reference to the Arup Economic and Planning Employment Densities Report commissioned by English Partnerships dated July 2001 that sets out employment ratios against the Gross Internal Floor space for each building based on their specific use class with region variance applied referenced in the full report against the SERPLAN/Roger Tym Research. See Extracted 'Table of Employment Densities' at appendix 3.2.

Where the report does not specify a ratio for a specific use the number of jobs has been assessed based on our detailed knowledge of Surrey Canal Triangle which Renewal manages on behalf of Cragside Ltd.

1.1.2 Format 2 – Column B in the Table at appendix 3.4 – Actual Job No.s

These figures are based on Renewals detailed knowledge of their own estate that they directly manage, with jobs for property outside our ownership taken from the following sources:

Millwall Football Club: Millwall Holdings Plc Report and Accounts for year ended 30 June 2009

Millwall Community Scheme: Charity Commission Data Charity Registration No.1082274 based on the 31st January 2009 Accounts.

Vacant properties have been shown at a 0 job level or 1 where security is present on site. All vacant property is currently on the market to let at open market rents and flexible lease terms but remains empty. As such this reflects the lack of demand in certain sectors and sizes of accommodation in the Surrey Canal area.

1.1.3 Format 3 – Column C in the Table at appendix 3.4 – Actual with ARUP/EP on vacant units.

These figures are calculated as detailed in Format 2 with the exception that we have assumed that there is a market for these properties and if let would generate an estimated number of potential jobs that has been calculated by reference to the Arup Economic and Planning Employment Densities Report commissioned by English Partnerships dated July 2001 reference earlier in this report. See extracted 'Table of Employment Densities' at appendix 3.2.

1.2 Methodology: Proposed Jobs

The proposed job numbers shown in the attached tables have been calculated against approximate gross internal floor spaces of each building and shown in the 2 formats as set out below:

1.2.1 Format 1 – Column A in the Table at appendix 3.5 – Renewal Job Estimations

These figures are based on our original assumptions as to prospective job numbers based on the expected mix of occupiers.

1.2.2 Format 2 – Column B in the Table at appendix 3.5 – ARUP/EP Calculations

These figures are calculated by reference to the Arup Economic and Planning Employment Densities Report commissioned by English Partnerships dated July 2001 that sets out employment ratios against the Gross Internal Floor space for each building based on their specific use class with region variance applied referenced in the full report against the SERPLAN/Roger Tym Research. See Extracted 'Table of Employment Densities' at appendix 3.2.

Where the report does not specify a ratio for a specific use the number of jobs has been assessed based on our detailed knowledge of Surrey Canal which Renewal manages on behalf of Craggs Ltd.

1.3 Uses where EP data does not define a density

The Arup Economic and Planning Employment Densities Report commissioned by English Partnerships dated July 2001 does not include job density ratios for all the uses within the proposed scheme or the existing occupiers. For the purposes of this report we have derived densities for the following uses based on the following:

Crèche/Nursery: The guidance set out in the Early Years Foundation Stage Statutory Framework of May 2008 it sets out the registration space requirements based on children's ages as follows:

Under two years:	3.5 m2 per child	30%
2-3 year olds:	2.5 m2 per child	40%
3-5 year olds:	2.3 m2 per child	30%

From our enquiries of local facilities the mix of ages tends to be split in the percentages above which based on an area of 610 sqm equates to the staffing level set out in the table below:

TOTAL NO					
146	Sqm/Child	No. Of Children	Sqm	Staff per child	Staff Needed
30%	3.5	43.8	153.3	0.3	13
40%	2.5	58.4	146	0.25	15
30%	2.3	43.8	100.74	0.08	3
			400.04		31

Church: We have estimated the job ration at 1:100 based on the use being of a slightly lower density that would be needed for a Cinema or Sports Centre which are both stated as 1:90 in the EP data. We have also consulted with a number of large churches have advised us that expect staffing numbers for the size of facility proposed would be in the region of 100.

Medical Use: In arriving at a density for the D1 medical use within the scheme we based the density on a 7 GP surgery which would require staffing of 15 allowing for support nursing and practice management staff within a 1000 sqm facility. This equates to a ratio of 1:66 and we have applied this across the overall area. The exact use is still to be defined as consultation with the various NHS Trusts and PCTs progress.

Construction: Based on a £650m construction (240,000 sqm at £2700 per sqm average) cost for the entire scheme construction job ratios have been calculated based on 1 job per £92,500 of construction

costs (Revision to GLA Economics – Laying Foundations February 2006). This equates to 7027 person years of employment and with an accepted industry standard, 10 years equates to 1 full time permanent job. This provides an estimated number of full time equivalent jobs of 702.7.

1.4 Built Areas

For the purposes of this report the areas of existing building have been calculated using Gross Internal Areas (GIA) from the following sources:

- From our own measurements of our existing estate.
- From the Valuation Office Agency's Online 2010 Rating Valuation Data

2. Existing and Proposed Use Job Ratio Conclusions

2.1 Existing Use Job Ratio Conclusions

The three calculative formats derive the following ratios of job to gross internal area of the buildings currently on Surrey Canal Triangle:

EP NO.s	67	SQMS PER JOB
ACTUAL	110	SQMS PER JOB
ACTUAL WITH EP ON VACANT	82	SQMS PER JOB

A detailed breakdown of the data used is attached at appendix 3.4.

2.2 Proposed Use Job Ratio Conclusions.

Based on the proposed development of Surrey Canal Triangle the non-residential areas derive the following job to gross internal area ratios.

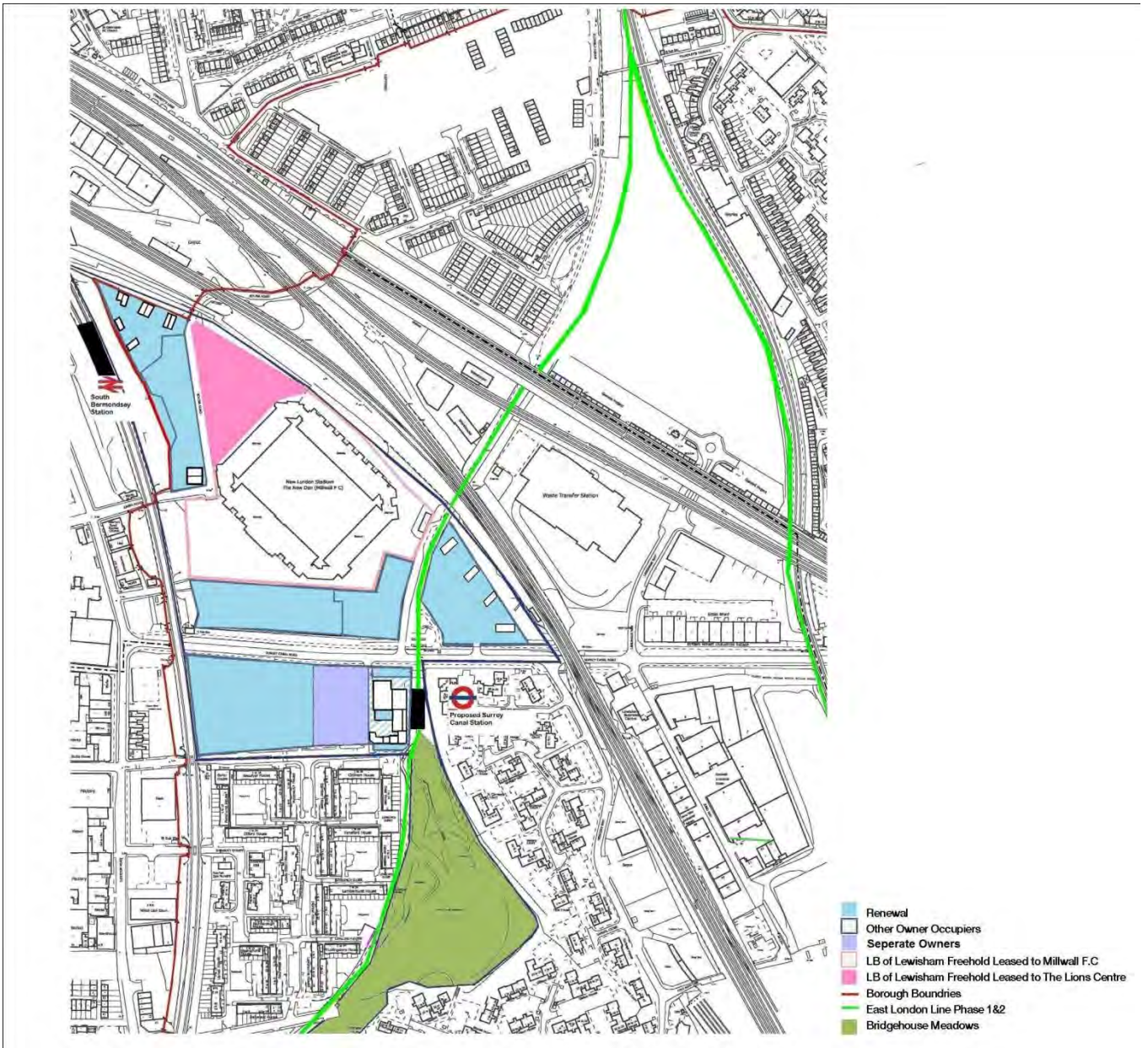
EP NO.s	24.53	SQMS PER JOB
RENEWALS ESTIMATED NUMBERS	22.75	SQMS PER JOB

EP NO.s (EXCLUDING CONSTRUCTION FTE)	37.62	SQMS PER JOB
RENEWALS ESTIMATED NUMBERS (EXCLUDING CONSTRUCTION FTE)	33.58	SQMS PER JOB

A detailed breakdown of the data used is attached at appendix 3.5.

3. Appendices

3.1 Site plan



3.2 Table of employment densities



Employment densities: a simple guide

This note gives advice to appraisers of regeneration and economic development projects on employment densities associated with different types of property use. The note has been produced by Arup Economics & Planning for use by English Partnerships and the Regional Development Agencies and their project partners. It is supported by a more detailed report and best practice guidance available from English Partnerships or the National Best Practice web site.

What is Employment Density?

Employment density refers to the average floorspace (in sqm or sqft) per person in an occupied building. It is therefore a measure of how much space each person occupies within the workplace.

Table of Employment Densities

The employment densities in the table below can be used for two purposes:

- At ex-ante appraisal stage ie in appraising planned regeneration and economic development projects to calculate the forecast number of jobs a development will create. This can then be used to help calculate the value for money (cost per job) and impact of the number of jobs on the local economy.
- At ex-post stage. Normally, employment densities for completed projects are calculated from details on the actual completed amount of floorspace and actual job numbers. Where it is not possible to re-measure the floorspace or obtain actual job numbers (eg the occupiers are unable to give access to such information), then the figures in the table overleaf can be used.

It should be emphasised that the figures in the table should be used as 'rules of thumb' where no information specific to the development is available. If such information is available then this should always be used.

Sources of Employment Density Data

Average floorspace densities from surveys of large numbers of buildings provide density figures that can be relied upon to provide a reasonable degree of accuracy. Unfortunately there is very little survey work of a substantive nature conducted in the last few years. The figures provided in the matrix comprise the best available average for each use. Further details on sources of employment density information are provided in the main report.

Gross and Net, Internal and External

Figures for floorspace in regeneration and economic development projects should typically be gross internal (ie inside the external walls), or sometimes gross external figures (ie including the external walls and some external areas). Once a building is ready to be let or occupied net internal or net lettable figures will be available.

At ex-post stage, when monitoring the employment density within a building over time (and where information is not available directly from the end-users), it is important to ensure consistent measures of the floorspace or to consider converting gross measurements to net measurements. As a rule of thumb gross measurements are 15-20% higher than net measurements. If there is doubt over the figures to be used then consideration should be given to the re-measurement of the floorspace.

Full-time Equivalent Employment and Number of Workspaces

The number of occupied workspaces in a development should be used to represent the number of proposed (or actual) employees. In some instances a development may generate more Full-Time Equivalent employees than workspaces. Therefore, estimates based on workspaces provide 'conceptually sounder' forecasts. (As a reference, approximately 2 part-time staff should be used for the creation of 1 full time equivalent job).

Density Variances, Changing Working Practices

A number of factors affect employment densities. They include: nature of occupier and industrial sector, size of premises, location, region, economic cycles, building age and length of occupation and type of tenure.

3.3 Arup/ English Partnership report, July 2001

Changing working practices are particularly manifest in the office sector. 24 hour working, teleworking and hot-desking are understood to be increasing densities though there is, as yet, a lack of evidence to clearly indicate this trend. Increasing automation in industrial and distribution sectors is reducing densities and providing the widest density variations. These reductions are commonly assumed to be very significant but again, to date, there is a lack of evidence to support this.

Employment Density (Per Workspace*)

All figures are gross internal floorspace unless otherwise indicated.

Use type	Sqm	Sqft	Major factors creating variations
Industry			
General	34	365	Nature/sector of occupier and the degree of automation Wide variations exist between industrial sectors Higher densities in areas of high land value eg London 27 sqm, South East 31 sqm
Small Business	32	340	
High tech / R&D (non-Science Park)	29	310	
Science Park	32	340	
Warehouse and distribution			
	Gross external figures		
General Warehousing	50	540	Wide variations exist between industrial sectors
Large Scale and High Bay	80	860	Technological developments are reducing densities. Long-term storage has much lower densities than short-term storage
Office			
General	19	205	Densities vary according to location. Non-town and non-city centre developments e.g. business park developments have higher densities. Town and city centre densities are often lower than might be expected given occupancy costs Changing working practices are affecting densities
Headquarters	22	240	
Serviced Business Centre	20	215	Densities within units may be high but common areas reduce the overall density
City of London	20	215	
Business Park	16	170	Suburban densities have similar figures (high density) However town/city fringe locations have lower densities
Call Centre	12.8	140	
Retail			
Town/City Centre (net internal figures)	20	215	Some variance with retail type Small shops (less than 50 sqm) may have much higher densities of around 10 sqm)
Food Superstores (net internal figures)	19	205	
Other Superstores/ retail warehousing - including wholesale but not storage (gross internal figures)	90	970	
Leisure and visitors attractions			
General Hotels (3 star)			1 employee per 2 bedrooms
Budget Hotels			1 employee per 3 bedrooms
4/5 star Hotels			0.8 employees per bedroom
General Restaurants	13	140	Densities may be lower in fast-food restaurants and higher in high standard restaurants
Cultural Attractions	36	390	
Cinemas (including multiplex)	90	970	
Amusement and Entertainment Centres	40	430	
Sports Centres	90	970	
Private Sports Clubs	55	590	

* the prospective or actual number of occupied workspaces should be used as for some developments there may be more Full-Time Equivalent employees than workspaces (eg in call centres)

EXISTING JOBS ON SURREY CANAL TRIANGLE - SOURCE ONSITE POLE AND EP EQUIVALENT ON VACANT

UNIT	EST/ATE	TENANT	LSE	G/A	S/GP	G/A	SOMI	ACTUAL JOBS	ACTUAL EP	G/A	SOMI	JOBS/SOMI	EP	A		EP RATIO APPLIED TO NUMBERS TRANSFERRED TO SUMMARY APPENDIX V
														ACTUAL JOBS	ACTUAL EP	
Unit 11	Drifon	A Roxo&K	BL	2,081	10,764	103	3	3	3	94	34	34	5.7			
Unit 13	Drifon	Berry Foods	BL	1,255	10,764	117	3	3	3	39	39	39	3.4			
Unit 17	Drifon	Clark Brazil	BL	1,255	10,764	117	4	4	4	28	28	28	3.4			
Unit 18	Drifon	Weston Press	BL	1,255	10,764	117	1	1	1	117	117	117	3.4			
Unit 20	Drifon	Tax Repairs	BL	1,255	10,764	117	1	1	1	117	117	117	3.4			
Unit 21	Drifon	Vacant	BL	1,255	10,764	117	0	0	0	34	34	34	3.4			
Unit 22	Drifon	Globe Mail Services	BL	1,255	10,764	117	3	3	3	34	34	34	3.4			
Unit 23	Drifon	White Villa Limited	BL	1,255	10,764	117	2	2	2	58	58	58	3.4			
Unit 24	Drifon	White Villa Limited	BL	1,889	10,764	175	3	3	3	59	59	59	5.2			
Unit 1	Drifon	Reverend Wine Co	BB	1,272	10,764	118	2	2	2	59	59	59	2.4			
Unit 2	Drifon	Vacant	BB	1,272	10,764	118	0	0	0	50	50	50	2.4			
Unit 3	Drifon	Crigun	BB	2,485	10,764	231	1	1	1	231	231	231	4.6			
Unit 4	Drifon	City & West End Solicitors Ltd	BB	1,255	10,764	117	2	2	2	59	59	59	2.3			
Unit 12	Drifon	Urquhart Automation	BB	1,255	10,764	117	1	1	1	38	38	38	2.3			
Unit 14	Drifon	Urquhart Automation	BB	1,252	10,764	115	2	2	2	37	37	37	2.3			
Unit 15	Drifon	City & West End Solicitors Ltd	BB	1,255	10,764	117	1	1	1	17	17	17	2.3			
Unit 16	Drifon	Urquhart Automation	BB	1,255	10,764	117	0	0	0	10	10	10	2.3			
Unit 18	Drifon	Urquhart Automation	BB	1,255	10,764	117	0	0	0	10	10	10	2.3			
Unit 19	Drifon	Urquhart Automation	BB	1,255	10,764	117	0	0	0	10	10	10	2.3			
Unit 25	Drifon	Vacant	BB	1,255	10,764	117	0	0	0	50	50	50	2.3			
Unit 25	Drifon	Vacant	BB	1,255	10,764	117	0	0	0	50	50	50	2.3			
Unit 5	Drifon	Being Demolished - TL Works	Vacant	1,259	10,764	117	0	0	0	0	0	0	0.0			
Unit 6	Drifon	Being Demolished - TL Works	Vacant	1,259	10,764	117	0	0	0	0	0	0	0.0			
Unit 7	Drifon	Being Demolished - TL Works	Vacant	1,259	10,764	117	0	0	0	0	0	0	0.0			
Unit 8	Drifon	Being Demolished - TL Works	Vacant	1,238	10,764	115	0	0	0	0	0	0	0.0			
Unit 9	Drifon	Being Demolished - TL Works	Vacant	807	10,764	75	0	0	0	0	0	0	0.0			
Unit 10	Drifon	Being Demolished - TL Works	Vacant	2,430	10,764	231	0	0	0	0	0	0	0.0			
Unit 1	Roofers St	Jewsons	BB	22,870	10,764	2,120	15	15	15	141	69	69	24.5			
Unit 2	Roofers St	Scarfollers	BB	7,358	10,764	719	10	10	10	73	80	80	9.1			
Unit 1	Stoddington	DHL	BB	32,200	10,764	2,991	1	1	1	37	37	37	37.4			
Unit 2	Stoddington	Michael Gayle	BB	55,960	10,764	5,198	1	1	1	63	80	80	65.0			
Unit 5-7	Excessor	Mimi Buckingham	BL	2,997	10,764	155	2	2	2	97	34	34	5.7			
Unit 8-9	Excessor	Richard Woody	BL	3,283	10,764	305	4	4	4	76	34	34	9.0			
Unit 10-11	Excessor	Excessor	BL	4,943	10,764	459	1	1	1	34	34	34	13.5			
Unit 12	Excessor	Excessor	BL	2,232	10,764	209	2	2	2	34	34	34	6.6			
Unit 13-14	Excessor	Excessor	BB	2,275	10,764	213	3	3	3	34	34	34	3.5			
Unit 15	Excessor	Excessor	BB	2,254	10,764	209	2	2	2	50	50	50	2.4			
Unit 16	Excessor	Excessor	BB	1,557	10,764	144	2	2	2	50	50	50	2.4			
Unit 17	Excessor	Excessor	BB	1,627	10,764	152	3	3	3	50	50	50	2.4			
Unit 18	Excessor	Excessor	BB	1,492	10,764	139	4	4	4	50	50	50	2.8			
Unit 19	Excessor	Excessor	BB	471	10,764	40	13	13	13	50	50	50	4.8			
Unit 20	Excessor	Excessor	BB	28,578	10,764	2,655	7	7	7	53	53	53	53.3			
Unit 21	Excessor	Excessor	BB	6,114	10,764	568	3	3	3	76	76	76	17.6			
Unit 22	Excessor	Excessor	BB	12,271	10,764	1,140	5	5	5	76	76	76	17.6			
Unit 23	Excessor	Excessor	BB	6378	10,764	6378	0	0	0	0	0	0	0.0			
Unit 24	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 25	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 26	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 27	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 28	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 29	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 30	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 31	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 32	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 33	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 34	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 35	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 36	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 37	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 38	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 39	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 40	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 41	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 42	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 43	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 44	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 45	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 46	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 47	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 48	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 49	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 50	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 51	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 52	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 53	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 54	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 55	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 56	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 57	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			
Unit 58	Excessor	Excessor	BB	12,302	10,764	1,190	112	112	112	106	97	97	137.2			
Unit 59	Excessor	Excessor	BB	44,348	10,764	4,120	25	25	25	135	93	93	45.8			

SURREY CANAL TRIANGLE - NEW JOB ANALYSIS - SOURCE EP DENSITIES TABLE									
RENEWAL GROUP JOB ESTIMATES					ENGLISH PARTNERSHIP/ARUP RATIO COMPARISON				
Class Use	GIA	Jobs	Opening hours	GIA	Jobs	EP Ratio	Jobs	GIA	Jobs
	m2			m2				m2	
A1 SHOPS									
Mid - Size Supermarket	800	20	8 am - 10 pm	800	20	19	42	800	19
Chemist	100	5	9 am - 6 pm	100	5	20	5	100	20
Newsagents	100	8	6 am - 7 pm	100	8	20	5	100	20
Off Licence	100	5	11 am - 10.30 pm	100	5	20	5	100	20
Dry Cleaners	63	4	8 am - 6 pm	63	4	20	3	63	20
Shoe repair/key cutting	50	2	8 am - 6 pm	50	2	20	3	50	20
Hair Salon	100	12	9.30 am - 10 pm	100	12	20	5	100	20
Florist	100	4	8am - 5 pm	100	4	20	5	100	20
Sports Shop	200	10	9 am - 6 pm	200	10	20	10	200	20
Delicatessen	100	5	8 am - 6 pm	100	5	20	5	100	20
Specialist Retail	800	40	9 am - 6 pm	800	40	20	40	800	20
total	2513	115		2513	115		128	2513	
A2 FINANCIAL & PROFESSIONAL SERVICES									
Estate Management Company	257	10	8 AM - 8 PM	257	10	19	14	257	19
Maintenance - Landscaping		25			25		25		
Street Cleaning		5			5		5		
Security		30			30		30		
Concierge		20			20		20		
Cleaners - Domestic		30			30		30		
Estate Agent	150	8	9AM - 6.30PM	150	8	19	8	150	19
total	407	128		407	128		131	407	
A3/A4/A5 FOOD AND DRINK									
Sports Cafe	350	20	10 AM - 11 PM	350	20	13	27	350	13
Wine Bar/Pub x2	600	30	11 AM - 11 PM	600	30	13	46	600	13
Coffee Shop x 2	200	10	7 AM - 7 PM	200	10	13	15	200	13
Brasserie	300	20	8 AM - 12 PM	300	20	13	23	300	13
Restaurants x2	800	30	11 AM - 12 PM	800	30	13	62	800	13
Take-away hot food x2	200	10	5 PM - 11 PM	200	10	13	15	200	13
Sandwich Bar	100	6	7 AM - 3 PM	100	6	13	8	100	13
Millwall Café/Harrys Barry	900	30		900	30	13	69	900	13
total	3450	156		3450	156		265	3450	

B1 BUSINESS	Creative Business Incubation Units	5,726	280	7 AM - 7 PM	Creative Business Incubation Units	5726	32	179	
	Managed/Service Office Space	2,330	155	8 AM - 6.30 PM	Managed/Service Office Space	2330	20	117	
	Small Office Units	1,732	100		Small Office Units	1732	19	91	
	Total	9,788	535		Total	9788		387	
C1 HOTELS & CONFERENCE	Hotel	9929	100	8 AM - 10 PM	Hotel	9929	90	110	
	Total	9,929	100	24HRS	Total	9929		110	
D1 NON RESIDENTIAL INSTITUTIONS	Medical	3,803	50		Medical	3803	66	58	
	Nursery/Crèche	400	31		Nursery/Crèche	400	30	13	
	Church	5,027	100		Church	5027	100	50	
	Total	9,230	181		Total	9230	196	121	
D2 ASSEMBLY AND LEISURE	Millwall FC		112	9 AM - 5 PM	Millwall FC		112		
	Lions Community Centre		20	7 AM - 11 PM	Lions Community Centre		20		
	Indoor Cricket School		15	7 AM - 11 PM	Indoor Cricket School		15		
	Basketball/Netball		15	7 AM - 11 PM	Basketball/Netball		15		
	Leisure Club & Spa	13701	30	7 AM - 11 PM	Leisure Club & Spa	13701	30		
	Table Tennis/Gymnastics		10	7 AM - 11 PM	Table Tennis/Gymnastics		10		
	Boxing & Weightlifting		10	9 AM - 11 PM	Boxing & Weightlifting		10		
	Climbing Wall		3	9 AM - 11 PM	Climbing Wall		3		
	*these job's include coaching & administrative staff								
	Total	13,701	215		Total	13,701	90	152	
SUI GENERIS	Laundrette	100	4	8 AM - 10 PM	Laundrette	100	20	5	
	Mincab Office	50	30	24HRS	Mincab Office	50	20	3	
	Urban Garden Centre	200	6	9.30 - 8 PM	Urban Garden Centre	200	20	10	
	Total	350	40		Total	350		18	
RENEWAL TOTALS - PERMANENT JOBS			1,470		EP TOTALS - PERMANENT JOBS			1,312	
5-10 Year Construction jobs			700		5-10 Year Construction jobs			700	
FULL TIME EQUIVALENT JOBS			700		FULL TIME EQUIVALENT JOBS			700	
RENEWAL TOTALS - PERMANENT & F/T EQUIVALENT		49,368	2,170		EP TOTALS - PERMANENT & F/T EQUIVALENT	49,368		2,012	

5.6 Summary of existing and proposed jobs

EXISTING JOBS ANALYSIS - SURREY CANAL TRIANGLE - SUMMARY ANALYSIS

PLOT REFERENCE	GIA SQM	USES	ENGLISH PARTNERSHIP JOB RATIO PER SQM *	A		B		C	
				ENGLISH PARTNERSHIP JOB NO.'S	ENGLISH PARTNERSHIP JOB NO.'S	ACTUAL JOB NO.'S **	ACTUAL JOB NO.'S WITH EP RATES APPLIED TO VACANT BUILDINGS **		
Bolina Road	2975	B1/B2	34	88	45	51			
Bolina Road	188	Community Use	100	2	4	4			
Bolina Road	1005	B8	50	20	13	13			
Bolina Road	149	A3	13	11	7	7			
Millwall FC	11900	Sport	90	132	112	112			
Community Scheme	4120	Sport	90	46	25	25			
Stockholm Road (Unoccupied)	8190	B8	80	102	2	102			
Orion	1186	B1/B2	34	35	17	24			
Orion	1279	B8	50	26	10	19			
Rollins Street	2850	B8	80	36	25	25			
Excelsior Works	1303	B1/B2	34	38	30	30			
Excelsior Works	3367	B8	50	67	67	67			
Excelsior Works	1708	Live Work	0	0	9	9			
PLOT REFERENCE	GIA SQM			ENGLISH PARTNERSHIP JOB NO.'S	ACTUAL JOB NO.'S	ACTUAL JOB NO.'S WITH EP RATES APPLIED TO VACANT BUILDINGS **			
OVERALL	40221			603	366	488			

EP NO.'S	67	SQMS PER JOB
ACTUAL	110	SQMS PER JOB
ACTUAL WITH EP ON VACANT	82	SQMS PER JOB

PROPOSED JOBS ANALYSIS - SURREY CANAL TRIANGLE - SUMMARY ANALYSIS

PLOT REFERENCE	GIA SQM	USES	ENGLISH PARTNERSHIP JOB NO.'s	RENEWAL ESTIMATED JOB NO.'s
SCT	10,045	B1/Business Incubation	400	545
	13,701	Sports/Leisure	152	215
	4,203	Medical/Creche	71	81
	3013	Retail A1/A2	153	163
	3450	Retail A3/A4/A5	265	156
	9,929	Hotel/Conference	110	100
	5,027	Church/Auditorium	50	100
		Site Management	110	110
		5-7 Yr-Construction	700	700
PLOT REFERENCE	AREA SQM		JOB NO.'s	JOB NO.'s
OVERALL	49368		2012	2170

EP NO.'s	24.53	SQMS PER JOB
RENEWALS ESTIMATED NUMBERS	22.75	SQMS PER JOB
EP NO.'s (EXCLUDING CONSTRUCTION FTE)	37.62	SQMS PER JOB
RENEWALS ESTIMATED NUMBERS (EXCLUDING CONSTRUCTION FTE)	33.58	SQMS PER JOB