

**Wirral Waters Housing Trajectory 2009-2050: Vittoria Dock, Sky City, Marina View, Northbank, Bidston Dock**

Year (20..)	Housing units per annum	Cumulative units	Additional take-up each year - assumes 50% occupancy for first year, and 95% thereafter	Cumulative Take-up/ Occupancy - assumes 50% occupancy for first year, and 95% thereafter	Additional Wirral Waters resident population added per annum	Cumulative Gross Wirral Waters resident population	Maximum population displaced from PCA/SCA per annum (10% each year)	Cumulative maximum population displaced from PCA/SCA (10%)	Population displaced from remainder of City Region per annum (20% each year)	Cumulative population displaced from remainder of City Region (20%)	Population in-migrating from outside the City Region per annum (70%)	Cumulative population in-migrating from outside the City Region (70%)
10	0	0	0	0	0	0	0	0	0	0	0	0
11	300	300	150	150	308	308	31	31	62	62	215	215
12	500	800	385	535	789	1097	79	110	158	219	552	768
13	500	1300	475	1010	974	2071	97	207	195	414	682	1449
14	500	1800	475	1485	974	3044	97	304	195	609	682	2131
15	550	2350	500	1985	1025	4069	103	407	205	814	718	2848
16	550	2900	523	2508	1071	5140	107	514	214	1028	750	3598
17	600	3500	548	3055	1122	6263	112	626	224	1253	786	4384
18	600	4100	570	3625	1169	7431	117	743	234	1486	818	5202
19	550	4650	545	4170	1117	8549	112	855	223	1710	782	5984
20	550	5200	523	4693	1071	9620	107	962	214	1924	750	6734
21	550	5750	523	5215	1071	10691	107	1069	214	2138	750	7484
22	500	6250	498	5713	1020	11711	102	1171	204	2342	714	8197
23	500	6750	475	6188	974	12684	97	1268	195	2537	682	8879
24	500	7250	475	6663	974	13658	97	1366	195	2732	682	9561
25	500	7750	475	7138	974	14632	97	1463	195	2926	682	10242
26	500	8250	475	7613	974	15606	97	1561	195	3121	682	10924
27	500	8750	475	8088	974	16579	97	1658	195	3316	682	11606
28	400	9150	425	8513	871	17451	87	1745	174	3490	610	12215
29	400	9550	380	8893	779	18230	78	1823	156	3646	545	12761
30	400	9950	380	9273	779	19009	78	1901	156	3802	545	13306
31	350	10300	355	9628	728	19736	73	1974	146	3947	509	13815
32	350	10650	333	9960	682	20418	68	2042	136	4084	477	14293
33	350	11000	333	10293	682	21100	68	2110	136	4220	477	14770
34	350	11350	333	10625	682	21781	68	2178	136	4356	477	15247
35	350	11700	333	10958	682	22463	68	2246	136	4493	477	15724
36	350	12050	333	11290	682	23145	68	2314	136	4629	477	16201
37	350	12400	333	11623	682	23826	68	2383	136	4765	477	16678
38	300	12700	308	11930	630	24457	63	2446	126	4891	441	17120
39	300	13000	285	12215	584	25041	58	2504	117	5008	409	17529
40	300	13300	285	12500	584	25625	58	2563	117	5125	409	17938
41	250	13550	260	12760	533	26158	53	2616	107	5232	373	18311
42	250	13800	238	12998	487	26645	49	2664	97	5329	341	18651
43	250	14050	238	13235	487	27132	49	2713	97	5426	341	18992
44	221	14271	223	13458	457	27589	46	2759	91	5518	320	19312
45	200	14471	199	13657	409	27998	41	2800	82	5600	286	19598
46	200	14671	190	13847	390	28387	39	2839	78	5677	273	19871
47	200	14871	190	14037	390	28777	39	2878	78	5755	273	20144
48	100	14971	140	14177	287	29064	29	2906	57	5813	201	20345
49	100	15071	95	14272	195	29259	19	2926	39	5852	136	20481
50	122	15193	106	14378	217	29476	22	2948	43	5895	152	20633

Northbank East = 6889sqm retail, 6037sqm office and 1,450sqm leisure  
 Hydraulic Tower = 6757sqm office

Employment Floor-space Occupancy Assumptions - Across All Uses  
 Year1 30%  
 Year2 50%  
 Year3 80%

Year (20..)	Floorspace per annum Sqm	Cumulative floorspace Sqm	Floorspace Yr 1	Floorspace Yr 2	Floorspace Yr 3	Cumulative Floorspace	Cumulative Workspaces
10	0	0					
11	0	0					
12	12000	12000	3600	6000	10800	10800	492
13	17000	29000	5100	8500	15300	26100	1150
14	17000	46000	5100	8500	15300	41400	1808
15	19000	65000	5700	8600	17100	58500	2560
16	17794	82794	5338.2	8897	16014.6	74514.6	3258
17	15000	97794	4500	7500	13500	88014.6	3867
18	15000	112794	4500	7500	13500	101514.6	4479
19	18000	130794	5400	9000	16200	117714.6	5207
20	18000	148794	5400	9000	16200	133914.6	5934
21	18000	166794	5400	9000	16200	150114.6	6662
22	18000	184794	4800	8000	14400	164514.6	7343
23	18000	202794	5400	9000	16200	180714.6	8071
24	18000	218794	5700	8500	17100	197814.6	8823
25	18000	236794	5700	8500	17100	214914.6	9576
26	17000	253794	5100	8500	15900	230214.6	10282
27	17000	271794	5100	8500	15900	245514.6	10989
28	17000	289794	5100	8500	15900	260814.6	11695
29	17000	307794	5100	8500	15900	276114.6	12402
30	16500	323294	5500	8250	16650	292794.6	13139
31	16500	340294	5500	8250	16650	309444.6	13875
32	16500	357294	5500	8250	16650	326094.6	14612
33	16500	374294	4950	8250	14850	340914.6	15303
34	15500	391294	4650	7750	13950	354884.6	15988
35	15500	408294	4650	7750	13950	368814.6	16634
36	17500	427294	5250	8750	16500	384944.6	17346
37	17500	444794	5250	8750	16500	401444.6	18058
38	18000	462794	5400	9000	16200	418144.6	18765
39	17000	479794	5100	8500	15900	431814.6	19492
40	15000	494794	4500	7500	13500	445314.6	20103
41	15000	509794	4500	7500	13500	458814.6	20715
42	15000	524794	4500	7500	13500	472314.6	21327
43	16500	541294	4950	8250	14850	487164.6	21969
44	16500	557794	4950	8250	14850	502014.6	22611
45	16500	574294	4950	8250	14850	516864.6	23253
46	14500	588794	4350	7250	13250	529914.6	23849
47	13450	602244	4035	6725	12105	542020	24415
48	13000	615244	3800	6500	11700	553720	24971
49	10889	626133	3287	5445	0	559164	25224
50	9000	635133	2700	0	0	561864.1	25359

Year (20..)	Office Floor-space per annum Sqm	Cumulative Office Floor-space Sqm	Floorspace Yr 1	Floorspace Yr 2	Floorspace Yr 3	Cumulative Floorspace	Cumulative Workspaces (19sqm per worker)
10	0	0					
11	0	0					
12	8000	8000	2400	4000	7200	7200	379
13	10000	18000	3000	5000	9000	16200	853
14	10000	28000	3000	5000	9000	25200	1326
15	12000	40000	3600	6000	10800	36000	1895
16	10794	50794	3238	5397	9715	45715	2408
17	10000	60794	3000	5000	9000	54715	2880
18	10000	70794	3000	5000	9000	63715	3353
19	12000	82794	3600	6000	10800	74515	3922
20	12000	94794	3600	6000	10800	85315	4490
21	12000	106794	3600	6000	10800	96115	5059
22	12000	118794	3600	6000	10800	106915	5627
23	12000	130794	3600	6000	10800	117715	6196
24	12000	142794	3600	6000	10800	128515	6764
25	12000	154794	3600	6000	10800	139315	7332
26	12000	166794	3600	6000	10800	150115	7901
27	12000	178794	3600	6000	10800	160915	8469
28	12000	190794	3600	6000	10800	171715	9038
29	12000	202794	3600	6000	10800	182515	9606
30	12000	214794	3600	6000	10800	193315	10174
31	12000	226794	3600	6000	10800	204115	10743
32	12000	238794	3600	6000	10800	214915	11311
33	12000	250794	3600	6000	10800	225715	11880
34	12000	262794	3600	6000	10800	236515	12448
35	12000	274794	3600	6000	10800	247315	13017
36	12000	286794	3600	6000	10800	258115	13585
37	12000	298794	3600	6000	10800	268915	14154
38	12000	310794	3600	6000	10800	279715	14722
39	12000	322794	3600	6000	10800	290515	15291
40	10000	332794	3000	5000	9000	299515	15784
41	10000	342794	3000	5000	9000	308515	16278
42	10000	352794	3000	5000	9000	317515	16771
43	10000	362794	3000	5000	9000	326515	17265
44	10000	372794	3000	5000	9000	335515	17759
45	10000	382794	3000	5000	9000	344515	18253
46	10000	392794	3000	5000	9000	353515	18747
47	10000	402794	3000	5000	9000	362515	19241
48	10000	412794	3000	5000	9000	371515	19735
49	8000	420794	2400	4000	7200	377915	19950
50	8000	428794	2400				

Year (20..)	Retail Floor-space per annum Sqm	Cumulative Retail Floor-space Sqm	Floorspace Yr 1	Floorspace Yr 2	Floorspace Yr 3	Cumulative Floorspace	Cumulative Workspaces (20sqm per worker @ 70% net)
10	0	0					
11	0	0					
12	2000	2000	600	1000	1800	1800	69
13	2000	4000	600	1000	1800	3600	128
14	2000	6000	600	1000	1800	5400	189
15	2000	8000	600	1000	1800	7200	252
16	2000	10000	600	1000	1800	9000	315
17	2000	12000	600	1000	1800	10800	378
18	2000	14000	600	1000	1800	12600	441
19	2000	16000	600	1000	1800	14400	504
20	2000	18000	600	1000	1800	16200	567
21	2000	20000	600	1000	1800	18000	630
22	2000	22000	600	1000	1800	19800	693
23	2000	24000	600	1000	1800	21600	756
24	2000	26000	600	1000	1800	23400	819
25	2000	28000	600	1000	1800	25200	882
26	2000	30000	600	1000	1800	27000	945
27	2000	32000	600	1000	1800	28800	1008
28	2000	34000	600	1000	1800	30600	1071
29	2000	36000	600	1000	1800	32400	1134
30	1500	37500	450	750	1350	33750	1181
31	1500	39000	450	750	1350	35100	1229
32	1500	40500	450	750	1350	36450	1276
33	1500	42000	450	750	1350	37800	1323
34	1500	43500	450	750	1350	39150	1370
35	1500	45000	450	750	1350	40500	1418
36	1500	46500	450	750	1350	41850	1465
37	1500	48000	450	750	1350	43200	1512
38	2000	50000	600	1000	1800	45000	1575
39	2000	52000	600	1000	1800	46800	1638
40	2000	54000	600	1000	1800	48600	1701
41	2000	56000	600	1000	1800	50400	1764
42	2000	58000	600	1000	1800	52200	1827
43	1500	59500	450	750	1350	53550	1874
44	1500	61000	450	750	1350	54900	1922
45	1500	62500	450	750	1350	56250	1969
46	1500	64000	450	750	1350	57600	2016
47	1000	65000	300	500	900	58500	2048
48	1000	66000	300	500	900	59400	2079
49	889	66889	267	445	889	59845	2086
50	0	66889	0			59845	2086

Year (20..)	Hotel/Conf Floor-space per annum Sqm	Cumulative Hotel/Conf Floor-space Sqm	Floorspace Yr 1	Floorspace Yr 2	Floorspace Yr 3	Cumulative Floorspace	Cumulative Workspaces (39sqm per worker)
10	0	0					
11	0	0					
12	0	0					
13	2000	2000	600	1000	1800	1800	46
14	2000	4000	600	1000	1800	3600	92
15	2000	6000	600	1000	1800	5400	138
16	2000	8000	600	1000	1800	7200	185
17	0	8000	0	0	0	7200	185
18	0	8000	0	0	0	7200	185
19	2000	10000	600	1000	1800	9000	231
20	2000	12000	600	1000	1800	10800	277
21	2000	14000	600	1000	1800	12600	323
22	0	14000	0	0	0	12600	323
23	2000	16000	600	1000	1800	14400	369
24	2000	18000	600	1000	1800	16200	415
25	2000	20000	600	1000	1800	18000	462
26	0	20000	0	0	0	18000	462
27	0	20000	0	0	0	18000	462
28	0	20000	0	0	0	18000	462
29	0	20000	0	0	0	18000	462
30	2000	22000	600	1000	1800	19800	508
31	2000	24000	600	1000	1800	21600	554
32	2000	26000	600	1000	1800	23400	600
33	0	26000	0	0	0	23400	600
34	0	26000	0	0	0	23400	600
35	0	26000	0	0	0	23400	600
36	2000	28000	600	1000	1800	25200	648
37	2000	30000	600	1000	1800	27000	692
38	2000	32000	600	1000	1800	28800	738
39	0	32000	0	0	0	28800	738
40	0	32000	0	0	0		