East Float Working Employment Trajectory 2010-2050 (excludes Northbank East) - July 2010

Four Bridges & Hydraulic Tower = 21,757sqm mixed
SkyCity & The Point = 625,000sqm mixed
Vittoria Studios = 338,000sqm mixed
Marina View = 191,000sqm mixed
Northbank West = 219,000sqm mixed

Residential: 13,521 (excluding 1,672 @ Northbank East)
Offices: 422,757 sqm (all quarters, excluding 6,037sqm @ Northbank East)
Retail: 60,000sqm (excluding 6,689sqm @ Northbank East)
Hotel/conference: 38,000sqm (all quarters - none in Northbank East)
Culture, Leisure, Education, Community, Flexible = 100,000sqm (excluding 1,450sqm @ Northbank East)

Employment Floorspace Occupancy Assumptions - Across All Uses except Hotel/Conference (see bespoke approach)

Year1	30%
Year2	50%
Year3	90%

TOTAL

Year (20..)	Floorspace per annum Sqm	Cumulative floorspace Sqm	Floor space Yr 1	Floor space Yr2	Floor space Yr 3	Cumulative Floorspace	Cumulative Workspaces	Cumulative FTE
10	0	0						
11	0	0						
12	6257	6257	1877.1	3128.5	5631.3	5631.3	236	192
13	10500	16757	3150	5250	9450	15081.3	586	463
14	12000	28757	3600	6000	10800	25881.3	1007	798
15	15000	43757	4500	7500	13500	39381.3	1570	1258
16	15000	58757	4500	7500	13500	52881.3	2133	1718
17	15000	71757	3900	6500	11700	64581.3	2650	2146
18	13000	84757	3900	6500	11700	76281.3	3167	2574
19	16000	100757	4800	8000	14400	90681.3	3800	3100
20	16000	116757	4800	8000	14400	105081.3	4432	3627
21	16000	132757	4800	8000	14400	119481.3	5065	4153
22	14000	146757	4200	7000	12600	132081.3	5652	4647
23	16000	162757	4800	8000	14400	146481.3	6285	5174
24	16500	179257	4950	8250	14850	161331.3	6927	5707
25	16500	195757	4950	8250	14850	176181.3	7569	6240
26	18500	212257	4950	8250	14850	191031.3	8260	6825
27	16500	228757	4950	8250	14850	205881.3	8950	7410
28	16500	245257	4950	8250	14850	220731.3	9641	7995
29	16500	261757	4950	8250	14850	235581.3	10332	8580
30	18500	280257	5550	9250	16650	252231.3	11069	9196
31	18500	298757	5550	9250	16650	268881.3	11805	9813
32	18500	317257	5550	9250	16650	285531.3	12542	10430
33	16500	333757	4950	8250	14850	300381.3	13233	11015
34	16500	349257	4650	7750	13950	314331.3	13899	11583
35	15500	364757	4650	7750	13950	328281.3	14564	12150
36	17500	382257	5250	8750	15750	344031.3	15276	12750
37	18500	400757	5550	9250	16650	360681.3	16035	13391
38	18500	419257	5550	9250	16650	377331.3	16794	14032
39	16500	435757	4950	8250	14850	392181.3	17507	14642
40	17500	453257	5250	8750	15750	407931.3	18245	15269
41	17500	470757	5250	8750	15750	423681.3	18984	15895
42	17500	488257	5250	8750	15750	439431.3	19722	16522
43	19500	507757	5850	9750	17550	456981.3	20506	17181
44	19500	527257	5850	9750	17550	474531.3	21290	17839
45	19500	546757	5850	9750	17550	492081.3	22074	18498
46	16500	563257	4950	8250	14850	506931	22765	19063
47	15000	578257	4500	7500	13500	520431	23415	19640
48	15000	593257	4500	7500	13500	533931	24065	20197
49	14500	607757	4350	7250	0	541181	24417	20501
50	13000	620757	3900	0	0	545081.3	24615	20674

OFFICE

Year (20..)	Office Floor-space per annum Sqm	Cumul-ative floorspac e Sqm	Floorspace Yr 1	Floorspa ce Yr 2	Floor space Yr 3	Cumulative Floorspace	Cumu-lative Work-spaces (19sqm per worker)	Cumulative FTE
10	0	0						
11	0	0						
12	3257	3257	977	1629	2931	2931	154	136
13	3500	6757	1050	1750	3150	6081	320	283
14	5000	11757	1500	2500	4500	10581	557	492
15	8000	19757	2400	4000	7200	17781	936	826
16	8000	27757	2400	4000	7200	24981	1315	1161
17	8000	35757	2400	4000	7200	32181	1694	1495
18	8000	43757	2400	4000	7200	39381	2073	1830
19	10000	53757	3000	5000	9000	48381	2546	2248
20	10000	63757	3000	5000	9000	57381	3020	2666
21	10000	73757	3000	5000	9000	66381	3494	3085
22	10000	83757	3000	5000	9000	75381	3967	3503
23	10000	93757	3000	5000	9000	84381	4441	3921
24	10000	103757	3000	5000	9000	93381	4915	4339
25	10000	113757	3000	5000	9000	102381	5388	4757
26	12000	125757	3600	6000	10800	113181	5957	5259
27	12000	137757	3600	6000	10800	123981	6525	5761
28	12000	149757	3600	6000	10800	134781	7094	6263
29	12000	161757	3600	6000	10800	145581	7662	6765
30	12000	173757	3600	6000	10800	156381	8231	7266
31	12000	185757	3600	6000	10800	167181	8799	7768
32	12000	197757	3600	6000	10800	177981	9367	8270
33	12000	209757	3600	6000	10800	188781	9936	8772
34	12000	221757	3600	6000	10800	199581	10504	9274
35	12000	233757	3600	6000	10800	210381	11073	9776
36	12000	245757	3600	6000	10800	221181	11641	10277
37	13000	258757	3900	6500	11700	232881	12257	10821
38	13000	271757	3900	6500	11700	244581	12873	11365
39	13000	284757	3900	6500	11700	256281	13488	11908
40	13000	297757	3900	6500	11700	267981	14104	12452
41	13000	310757	3900	6500	11700	279681	14720	12996
42	13000	323757	3900	6500	11700	291381	15336	13539
43	13000	336757	3900	6500	11700	303081	15952	14083
44	13000	349757	3900	6500	11700	314781	16567	14627
45	13000	362757	3900	6500	11700	326481	17183	15170
46	12000	374757	3600	6000	10800	337281	17752	15672
47	12000	386757	3600	6000	10800	348081	18320	16174
48	12000	398757	3600	6000	10800	358881	18888	16676
49	12000	410757	3600	6000		364881	19204	16955
50	12000	422757	3600			368481	19394	17122

RETAIL

Year (20..)	Retail Floorspace per annum Sqm	Cumulative floorspac e Sqm	Floorspace Yr 1	Floorspace Yr 2	Floorspace Yr 3	Cumulative Floorspace	Cumul-ative Work-spaces (20sqm per worker @ 70% net)	Cumulative FTE
10	0	0						
11	0	0						
12	1000	1000	300	500	900	900	32	21
13	2000	3000	600	1000	1800	2700	95	63
14	2000	5000	600	1000	1800	4500	158	105
15	2000	7000	600	1000	1800	6300	221	146
16	2000	9000	600	1000	1800	8100	284	188
17	2000	11000	600	1000	1800	9900	347	230
18	2000	13000	600	1000	1800	11700	410	272
19	2000	15000	600	1000	1800	13500	473	314
20	2000	17000	600	1000	1800	15300	536	355
21	2000	19000	600	1000	1800	17100	599	397
22	2000	21000	600	1000	1800	18900	662	439
23	2000	23000	600	1000	1800	20700	725	481
24	1500	24500	450	750	1350	22050	772	512
25	1500	26000	450	750	1350	23400	819	544
26	1500	27500	450	750	1350	24750	866	575
27	1500	29000	450	750	1350	26100	914	606
28	1500	30500	450	750	1350	27450	961	638
29	1500	32000	450	750	1350	28800	1008	669
30	1500	33500	450	750	1350	30150	1055	701
31	1500	35000	450	750	1350	31500	1103	732
32	1500	36500	450	750	1350	32850	1150	763
33	1500	38000	450	750	1350	34200	1197	795
34	1500	39500	450	750	1350	35550	1244	826
35	1500	41000	450	750	1350	36900	1292	857
36	1500	42500	450	750	1350	38250	1339	889
37	1500	44000	450	750	1350	39600	1386	920
38	1500	45500	450	750	1350	40950	1433	951
39	1500	47000	450	750	1350	42300	1481	983
40	1500	48500	450	750	1350	43650	1528	1014
41	1500	50000	450	750	1350	45000	1575	1046
42	1500	51500	450	750	1350	46350	1622	1077
43	1500	53000	450	750	1350	47700	1670	1108
44	1500	54500	450	750	1350	49050	1717	1140
45	1500	56000	450	750	1350	50400	1764	1171
46	1500	57500	450	750	1350	51750	1811	1202
47	1000	58500	300	500	900	52650	1843	1223
48	1000	59500	300	500	900	53550	1874	1244
49	500	60000	150	250		53800	1883	1250
50	0	60000	0			53800	1883	1250

HOTEL/CONFERENCE

Year (20..)	Hotel/ Conf Floor-space per annum Sqm	Cumul-ative floorspac e Sqm	Floorspace Yr 1	Floorspace Yr 2	Floorspace Yr 3	Cumulative Floorspace	Cumulative Workspaces (39sqm per worker)	Cumulative FTE
10	0	0						
11	0	0						
12	0	0	0	0	0	0	0	0
13	2000	2000	600	1000	1800	1800	46	32
14	2000	4000	600	1000	1800	3600	92	64
15	2000	6000	600	1000	1800	5400	138	96
16	2000	8000	600	1000	1800	7200	185	127
17	0	8000	0	0	0	7200	185	127
18	0	8000	0	0	0	7200	185	127
19	2000	10000	600	1000	1800	9000	231	159
20	2000	12000	600	1000	1800	10800	277	191
21	2000	14000	600	1000	1800	12600	323	223
22	0	14000	0	0	0	12600	323	223
23	2000	16000	600	1000	1800	14400	369	255
24	2000	18000	600	1000	1800	16200	415	287
25	2000	20000	600	1000	1800	18000	462	318
26	0	20000	0	0	0	18000	462	318
27	0	20000	0	0	0	18000	462	318
28	0	20000	0	0	0	18000	462	318
29	0	20000	0	0	0	18000	462	318
30	2000	22000	600	1000	1800	19800	508	350
31	2000	24000	600	1000	1800	21600	554	382
32	2000	26000	600	1000	1800	23400	600	414
33	0	26000	0	0	0	23400	600	414
34	0	26000	0	0	0	23400	600	414
35	0	26000	0	0	0	23400	600	414
36	2000	28000	600	1000	1800	25200	646	446
37	2000	30000	600	1000	1800	27000	692	478
38	2000	32000	600	1000	1800	28800	738	509
39	0	32000	0	0	0	28800	738	509
40	0	32000	0	0	0	28800	738	509
41	0	32000	0	0	0	28800	738	509
42	0	32000	0	0	0	28800	738	509
43	2000	34000	600	1000	1800	30600	785	541
44	2000	36000	600	1000	1800	32400	831	573
45	2000	38000	600	1000	1800	34200	877	605
46	0	38000	0	0	0	34200	877	605
47	0	38000	0	0	0	34200	877	605
48	0	38000	0	0	0	34200	877	605
49	0	38000	0	0		34200	877	605
50	0	38000	0			34200	877	605

CULTURE, EDUCATION, LEISURE, FLEXIBLE

Year (20..)	CELF Floor-space per annum Sqm	Cumul-ative floor-space Sqm	Floorspace Yr 1	Floorspace Yr 2	Floorspace Yr 3	Cumulative Floorspace	Cumul-ative Work-spaces (36sqm per worker)	Cumulative FTE
10	0	0						
11	0	0						
12	2000	2000	600	1000	1800	1800	50	34
13	3000	5000	900	1500	2700	4500	125	86
14	3000	8000	900	1500	2700	7200	200	138
15	3000	11000	900	1500	2700	9900	275	190
16	3000	14000	900	1500	2700	12600	350	241
17	3000	17000	900	1500	2700	15300	425	293
18	3000	20000	900	1500	2700	18000	500	345
19	2000	22000	600	1000	1800	19800	550	379
20	2000	24000	600	1000	1800	21600	600	414
21	2000	26000	600	1000	1800	23400	650	448
22	2000	28000	600	1000	1800	25200	700	483
23	2000	30000	600	1000	1800	27000	750	517
24	3000	33000	900	1500	2700	29700	825	569
25	3000	36000	900	1500	2700	32400	900	621
26	3000	39000	900	1500	2700	35100	975	672
27	3000	42000	900	1500	2700	37800	1050	724
28	3000	45000	900	1500	2700	40500	1125	776
29	3000	48000	900	1500	2700	43200	1200	827
30	3000	51000	900	1500	2700	45900	1275	879
31	3000	54000	900	1500	2700	48600	1350	931
32	3000	57000	900	1500	2700	51300	1425	983
33	3000	60000	900	1500	2700	54000	1500	1034
34	2000	62000	600	1000	1800	55800	1550	1069
35	2000	64000	600	1000	1800	57600	1600	1103
36	2000	66000	600	1000	1800	59400	1650	1138
37	2000	68000	600	1000	1800	61200	1700	1172
38	2000	70000	600	1000	1800	63000	1750	1207
39	2000	72000	600	1000	1800	64800	1800	1241
40	3000	75000	900	1500	2700	67500	1875	1293
41	3000	78000	900	1500	2700	70200	1950	1345
42	3000	81000	900	1500	2700	72900	2025	1396
43	3000	84000	900	1500	2700	75600	2100	1448
44	3000	87000	900	1500	2700	78300	2175	1500
45	3000	90000	900	1500	2700	81000	2250	1551
46	3000	93000	900	1500	2700	83700	2325	1603
47	2000	95000	600	1000	1800	85500	2375	1638
48	2000	97000	600	1000	1800	87300	2425	1672
49	2000	99000	600	1000		88300	2453	1691
50	1000	100000	300			88600	2461	1697

WORKERS NOT RESIDING

Year (20..)	Netting off FTE Live-workers (20% to 2017, 25% to 2025, 30% to 2050)
10	0
11	0
12	153
13	371
14	638
15	1006
16	1374
17	1717
18	2059
19	2480
20	2901
21	3322
22	3718
23	4139
24	4565
25	4992
26	5460
27	5928
28	6396
29	6864
30	7357
31	7851
32	8344
33	8812
34	9266
35	9720
36	10200
37	10713
38	11226
39	11714
40	12215
41	12716
42	13218
43	13745
44	14271
45	14798
46	15266
47	15712
48	16158
49	16401
50	16539

GROSS RESIDENTIAL POPULATION

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
0	0	0	0	0	0
200	200	100	100	205	205
300	500	240	340	492	697
400	900	335	675	687	1384
400	1300	380	1055	779	2163
400	1700	380	1435	779	2942
400	2100	380	1815	779	3721
500	2600	430	2245	882	4602
500	3100	475	2720	974	5576
500	3600	475	3195	974	6550
500	4100	475	3670	974	7524
500	4600	475	4145	974	8497
500	5100	475	4620	974	9471
400	5500	425	5045	871	10342
400	5900	380	5425	779	11121
400	6300	380	5805	779	11900
400	6700	380	6185	779	12679
400	7100	380	6565	779	13458
400	7500	380	6945	779	14237
400	7900	380	7325	779	15016
400	8300	380	7705	779	15795
350	8650	355	8060	728	16523
350	9000	333	8393	682	17205
350	9350	333	8725	682	17886
350	9700	333	9058	682	18568
350	10050	333	9390	682	19250
350	10400	333	9723	682	19931
350	10750	333	10055	682	20613
300	11050	308	10363	630	21243
300	11350	285	10648	584	21827
300	11650	285	10933	584	22412
250	11900	260	11193	533	22945
250	12150	238	11430	487	23432
250	12400	238	11668	487	23918
221	12621	223	11891	457	24376
200	12821	199	12090	409	24784
200	13021	190	12280	390	25174
200	13221	190	12470	390	25563
100	13321	140	12610	287	25850
100	13421	95	12705	195	26045
100	13521	95	12800	195	26240

TOTAL GROSS WORKING AND RESIDENT POPULATION

Cumulative additional working and resident population
205
850
1754
2801
3948
5095
6319
7635
9030
10425
11820
13189
14481
15687
16892
18139
19386
20633
21880
23152
24374
25549
26698
27834
28970
30131
31326
32469
33541
34627
35661
36649
37663
38647
39583
40440
41275
42008
42446
42779