

APPENDIX A

B Use Class Definition by Standard Industrial Classifications

A. B USE-CLASS DEFINITION BY STANDARD INDUSTRIAL CODES (SIC)

Broad Category B Use Class	2 Digit SIC
Banking, finance and insurance, etc	65 : Financial intermediation, etc
Banking, finance and insurance, etc	66 : Insurance and pension funding, etc
Banking, finance and insurance, etc	67 : Act auxiliary financial intermediation
Banking, finance and insurance, etc	70 : Real estate activities
Banking, finance and insurance, etc	71 : Renting machinery/equipment, etc
Banking, finance and insurance, etc	72 : Computing and related activities
Banking, finance and insurance, etc	73 : Research and development
Banking, finance and insurance, etc	74 : Other business activities
Construction	45 : Construction
Distribution & Wholesale	50 : Sale, maintenance/repair motor vehicles
Distribution & Wholesale	51 : Wholesale trade/commission trade, etc
Manufacturing	15 : Manuf food products and beverages
Manufacturing	16 : Manuf tobacco products
Manufacturing	17 : Manuf textiles
Manufacturing	18 : Manuf apparel; dressing/dyeing fur
Manufacturing	19 : Tanning/dressing of leather, etc
Manufacturing	20 : Manuf wood/products/cork, etc
Manufacturing	21 : Manuf pulp, paper and paper products
Manufacturing	22 : Publishing, printing, repro recorded media
Manufacturing	23 : Manuf coke, refined petroleum products
Manufacturing	24 : Manuf chemicals and chemical products
Manufacturing	25 : Manuf rubber and plastic goods
Manufacturing	26 : Manuf other non-metallic products
Manufacturing	27 : Manuf basic metals
Manufacturing	28 : Manuf fabricated metal products, etc
Manufacturing	29 : Manuf machinery and equipment nec
Manufacturing	30 : Manuf office machinery and computers
Manufacturing	31 : Manuf electrical machinery/apparatus nec
Manufacturing	32 : Manuf radio, tv/communications equipment
Manufacturing	33 : Manuf medical, precision instruments etc
Manufacturing	34 : Manuf motor vehicles, trailers etc
Manufacturing	35 : Manuf other transport equipment
Manufacturing	36 : Manuf furniture; manufacturing nec
Manufacturing	37 : Recycling
Other services	90 : Sewage/refuse disposal, sanitation etc
Other services	91 : Activities membership organisations nec
Other services	92 : Recreational, cultural and sporting
Transport and communications	60 : Land transport; transport via pipelines
Transport and communications	61 : Water transport
Transport and communications	62 : Air transport
Transport and communications	63 : Supporting/auxiliary transport etc
Transport and communications	64 : Post and telecommunications

APPENDIX B

Business Survey Proforma and Findings

B. BUSINESS SURVEY PROFORMA AND FINDINGS

HACKNEY BUSINESS SURVEY

Good morning/afternoon/evening. My name is _____ and I'm calling from _____, an independent market research company. We are currently working for the London Borough of Hackney and are keen to find out your views on local business needs and how local businesses will function over the next 10 years.

*Find appropriate person to speak to (MD/director/owner/HR Manager)
If not convenient time, arrange appointment for call-back.
If do not have required information to hand, send fax through sheet.*

Please can you confirm the postcode of the business?
Verify postcode according to that shown on sample sheet. Amend below if necessary.

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Overview of business

First of all, I'd like to ask you some general questions about the business...

Ask all

A1

Please can you confirm that your business activity is

Read out Experian Classification Description (SICs)

A2 How would you describe the type of this establishment?

- a) A single site organisation with no other establishments
- b) A headquarters (regional or divisional) with branches elsewhere
- c) A branch or subsidiary or division with headquarters elsewhere
- d) A multiple site organisation

A3 What are the main business functions performed at this site?

Do not read out. Multiple answers can be given

- a) Administration of other operations within the group or division (e.g. Head Office)
- b) Sales direct to customers or clients
- c) Strategic sales or marketing functions

- d) Delivery of professional or other services
- e) Routine office functions, such as the processing of accounts or records
- f) Call centre or volume telephone-based operations
- g) Production or assembly line operations
- h) Construction activities
- i) Transport or haulage of goods and services
- j) Wholesale distribution or import/export activities
- k) Research & Development
- l) Design
- m) Education or training
- n) Entertainment, leisure, catering etc
- o) Other
- p) Don't know/no response
- q) Other.....(specify)

A4

Under what sort of ownership is the business held. Is it a:

Read out

- a) Sole trader
- b) Partnership
- c) Public Limited company
- d) Private Limited company
- e) *Other.....(specify)*
(e.g. Charitable Trust, Non-For Profit organisation etc)

A5 Is the business VAT Registered ?

- a) Yes
- b) No
- c) Don't know

A6

Is the business UK or foreign owned?

- a) UK owned
- b) Foreign owned
- c) Don't know

Ask all

A7

On what basis do you occupy your premises. Is it :

Read out

- a) Freehold (Go to A9)
- b) Leasehold (Go to A8)
- c) Licence (Go to A8)
- d) *Other.....(specify)* (Go to A9)

Ask A8 only if respondent answers 'b' or 'c' at A7. All others go to A9.

A8

How many years remain on your existing lease/licence?

_____ (*write in*)

Ask all

A9

And how long has your business been operating in Hackney (either at this site or other sites in the Borough)?

_____ (write in)

A10

Roughly how much floor space do your premises occupy? (write in)

_____ sq.metres OR _____ sq. feet

A11

What proportions of floor space are dedicated to the following uses:

Read out categories. Write in percentages. Ensure percentages total 100%.

- a) Office activities _____ %
- b) Production _____ %
- c) Studio/flexible workspace _____ %
- d) Warehouse/storage _____ %
- e) Showroom _____ %
- f) Vacant _____ %
- g) Other (specify) _____ %

Sum = 100%

A12

How would you describe your current location? Is it:

*Read out categories. Code **one** response only.*

- a) An industrial area/trading estate
- b) A railway arch
- c) A residential area
- d) In the town centre/commercial district
- e) Within a mixed use area
- f) Other _____ (specify)

A13

Are your premises specifically aimed at providing for the needs of new, small or specialist firms ?

Read out categories. Code all that apply.

- a) managed workspace (e.g. affordable small premises with flexible lease / licence conditions)
- b) serviced office accommodation (e.g. small furnished premises with provided computers and shared reception / meeting facilities)
- c) incubator units
- d) innovation centre
- e) other.....(specify)

Employment

And now I'd like to ask you about employment within the business...

B1

How many full-time and part-time staff (including yourself) does your business normally employ at this site, and what is the approximate gender split for both types of staff?

Read out. Write in numbers % Male % Female

a) Full-time _____

b) Part-time _____

B2

And roughly how many full-time and part-time staff were employed 2 years ago?

Read out. Write in numbers

a) Full-time _____

b) Part-time _____

B3

Approximately what proportion of your staff / workforce are from Black and Minority Ethnic Groups.

_____ %

Refused / don't know

B4

At what level are each of your staff employed? What percentage of your workforce falls into each of the following categories?

Read out categories. Write in percentages. Assist respondent in working out percentage split. If unable to calculate %, write in actual number of staff, ensuring total equals that disclosed in B1.

a) Managerial	_____ %	or	No. _____
b) Technical/professional	_____ %	or	No. _____
c) Skilled	_____ %	or	No. _____
d) Semi-skilled	_____ %	or	No. _____
e) Unskilled	_____ %	or	No. _____
f) Clerical/administrative	_____ %	or	No. _____
	Sum = 100%		Sum = total in B1

B5

How many of your staff live locally within Hackney?

Write in percentage or number of staff. If number, ensure this is not greater than the total number of staff employed at the site (B1).

Percentage: _____ % or No.: _____

B6

How many of your staff travel to and from work by a means **other than** the private car?

Write in percentage or number of staff. If number, ensure this is not greater than the total number of staff employed at the site (B1).

Percentage: _____ % or No.: _____

B7

Does the business suffer from any skills shortages?

- a) Yes (Go to 87)
- b) No (Go to next section)

Ask B8 only if respondent answers 'a' at B7. All others go to next section.

B8

What type of skills shortages are these?

Do not read out categories. Code all that apply.

- a) Specific technical or practical skills (other than computing)
- b) General computer literacy
- c) Specific computer literacy (e.g. a specific software package)
- d) Customer handling skills
- e) Management skills
- f) Team working skills
- g) Problem solving skills
- h) Ability to use initiative
- i) Communication skills
- j) Other _____ (specify)

Input and Output

The next questions concern the business' suppliers, customers, turnover and business premises costs...

Ask all

C1

Where are your suppliers based? Please tell me what percentages of your suppliers are located in each of the following areas:

Read out categories. Write in percentages Ensure percentages total 100%.

- a) In Hackney _____%
 - b) Central London _____%
 - c) Rest of London _____%
 - d) Rest of the South East _____%
 - e) Nationally _____%
 - f) Internationally _____%
- Sum = 100%

g) Not applicable

C2

And where are your customers based? Please tell me what percentages of your customers are located in each of the following areas:

Read out categories. Write in percentages Ensure percentages total 100%.

- h) In Hackney _____%
 - i) Central London _____%
 - j) Rest of London _____%
 - k) Rest of the South East _____%
 - l) Nationally _____%
 - m) Internationally _____%
- Sum = 100%

C3

What was the approximate value of your business' turnover during the last year?

£ _____

If respondent does not wish to provide specific figure, ask if they could provide an indication based on the following bands.

Code **one** response only.

- a) up to 50,000
- b) 50,000-100,000
- c) 100,000
- d) 100,000-250,000
- e) 250,000-500,000
- f) 500,000-1million
- g) 1million to 1.5million
- h) 1.5million to 2million
- i) 2 million to 5million
- j) 5 million to 10 million
- k) more than 10 million

i) Don't know / refused

Only ask C4 if answer was given to C3. Otherwise go to C6

C4

Does this value represent a fall or increase in turnover compared to the previous 12 months

- a) Fall
- b) Increase
- c) Same

C5

Over the next 12 months, do you anticipate that your turnover will rise, fall or stay approximately the same

- a) Fall
- b) Increase
- c) Same

C6

Approximately what proportion of the turnover of the business is accounted for by business accommodation costs (e.g. rent, building maintenance, insurance etc).

_____ % (Write in)

C7

If you rent your premises, approximately how much are you currently paying for your business premises?

Either £_____ per sq. metre OR £ _____ per sq. foot

OR

£_____ per month

£_____ per year

OR

N/A

C8

Given your location and the quality of your business premises. How would you rate your current rental levels and associated costs:

- a) Excellent value for money
- b) Good value for money
- c) Fair Value for money
- d) Poor Value for money
- e) Other (Specify) _____

Expansion

The next few questions concern your future plans...

D1

Are you planning to expand the business in the next 5 years?

If respondent is unable to consider the next 5 years, ask question for the 'short term future'.

- a) Yes (Go to D2)
- b) No (Go to next section)
- c) Don't know (Go to next section)

Ask D2 only if respondent answers 'a' to D1. All others go to next section

D2

Which of the following areas are you planning to invest in?

Read out. Code all that apply.

- a) New plant and/or machinery (Go to D4)
- b) Additional staff (Go to D3)
- c) Other _____ (specify) (Go to D4)

Ask D3 only if respondent answers 'b' to D2. All others go to D4.

D3

How many full-time and part-time staff do you envisage taking on?

Read out. Write in numbers

- a) Full-time _____
- b) Part-time _____

D4

Will this expansion lead to a need for additional floor space?

- a) Yes (Go to D5)
- b) No (Go to next section)
- c) Don't know (Go to next section)

Ask D5-7 only if respondent answers 'a' at D4. All others go to next section.

D5

Roughly how much **additional** floor space do you think you will need?

Write in: _____ square feet/ square metres (delete as appropriate)

D6

Could this additional floor space be provided on your current site through the following measures?

Read out. Code all that apply.

- a) Extension
- b) Refurbishment
- c) Redevelopment
- d) More intensive use of existing space
- e) None of the above
- f) Don't know

D7

Have you contacted the Council with a proposal to extend or redevelop your premises, or to expand to another property ?

- a) Yes – to redevelop or extend existing premises (*Go to D8*)
- b) Yes – to relocate and expand to another property (*Go to D8*)
- c) Yes – to remain in existing premises and expand to additional property (*Go to G8*)
- d) No (*Go to next section*)

Ask D8 only if respondent answers 'a' at D7. All others go to next section.

D8

And what was the outcome of this?

Write in. Probe.

The Borough of Hackney as a Business Location

Ask all

E1

How do you see the London Borough of Hackney as a location for the operation of your business ? Do you think it is:

Read out. Code one answer only.

- a) A good location (*Go to E2*)
- b) A poor location (*Go to E3*)
- c) Neither good nor poor (*Go to E5*)
- d) Good in some ways, poor in others (*Go to E2*)

Ask E2 only if respondent answers 'a' or 'd' at E1.

E2

What aspects do you consider to be good?

*Do **not** read out. Code most appropriate responses & all that apply*

- a) Low rents / low property costs
- b) Quality of site or premises
- c) Image of local area
- d) Security and level of crime
- e) Accessibility of location for customers
- f) Accessibility of location for staff
- g) Quality of local road and access
- h) Links to national road network
- i) Quality of public transport

- j) Proximity to Central London
- k) Quality of labour locally
- l) Quality of colleges and training providers locally
- m) Links with other local businesses
- n) Good local facilities / amenities
- o) Good public realm/environment (e.g. street lighting/furniture, pavements)
- p) Outside congestion charging zone
- q) Parking facilities
- r) Other.....(specify)

Ask E3 only if respondent answers 'b' or 'd' at E1

E3 What aspects do you consider to be poor

Do **not** read out. Code most appropriate responses & all that apply

- a) High rents / High property costs
- b) Low quality of site or premises
- c) Poor image of local area
- d) Poor security and high level of crime
- e) Poor accessibility of location for customers
- f) Poor accessibility of location for staff
- g) Poor local roads and access
- h) Poor links to national road network
- i) Poor quality of public transport
- j) Poor quality of labour locally
- k) Poor quality of colleges and training providers locally
- l) Poor links with other local businesses.
- m) Distance to Central London
- n) Poor local facilities / amenities
- o) Poor public realm / environment
- p) Inside the congestion charging zone
- q) Lack of parking facilities
- r) Other.....(specify)

E4

Is there anything the London Borough of Hackney could do to help your business operate more effectively?

- a) Yes (go to E5)
- b) No (go to E4)
- c) Don't know

Ask E5 only if answered 'a' to E4

E5 What would you like to be done

Do **not** read out. Code most appropriate responses & all that apply

- a) Reduce taxes
- b) Reduce rents
- c) Improve image of Borough
- d) Improve public realm (e.g. street lighting/furniture, pavements, landscaping)
- e) Reduce crime
- f) Improve public transport
- g) Improve access
- h) Reduce traffic congestion

- i) Increase availability of land
- j) Increase availability of labour
- k) Provide affordable workspace
- l) Provide managed workspace
- m) Provide incubator units
- n) Other(specify)_____

Ask all

E6

Have you approached the London Borough of Hackney or any other organisation / agency for advice or any other form of assistance over the last three years?

- a) Yes – London Borough of Hackney (go to E7)
- b) Yes – Agency/Organisation (go to E7)
- c) Yes – Both (go to E7)
- d) No (go to next Section)
- e) Don't know (go to next Section)

Ask E7 only if respondent answered 'a', 'b' or 'c' to E6.

E7

What was the name/s of the agency you approached?

E8

What form of advice/assistance did you seek?

Do **not** read out. Code most appropriate responses & all that apply

- a) Business finance related
- b) Business development
- c) Training
- d) Management
- e) Property / Site related
- f) Other (specify)_____

E9

Was the response satisfactory?

- a) Yes
- b) No
- c) Don't know

Relocation

Ask all

F1

Have you ever considered relocating from your current premises?

- a) Yes (Go to F2)

b) No (Go to next section)

Ask F2 & F3 only if respondent answers 'a' at F1. All others go to next section.

F2

To which of the following locations have you considered relocating?

Read out. Code all that apply.

- a) Elsewhere in Hackney
- b) In the surrounding area/boroughs
- c) Elsewhere in London
- d) Outside London
- e) To a specific location _____ (specify location)

F3

What are your main reasons for relocating?

Do **not** read out. Code first three mentions only. (Ensure response relates to Hackney, e.g. if respondent says 'cheaper council tax in X' this should be coded as (a))

- a) High business rates
- b) High rents
- c) High security costs
- d) Traffic congestion
- e) Poor access
- f) Poor public transport
- g) Poor signage
- h) Site/premises too small
- i) Premises in poor condition
- j) Poor skills base
- k) Limited labour available
- l) To be closer to suppliers
- m) To be closer to customers
- n) Poor image
- o) Poor public realm (e.g. street lighting/furniture, pavements, landscaping)
- p) Poor local facilities/amenities
- q) Parking
- r) Lack of available move on space
- s) Other (specify) _____

F4 Describe your premises requirements in terms of location, size and type of business premises.

F5 Is this type of premises available within Hackney?

Code one answer only

Yes

No

Don't know

C1

General

Are there any additional comments you would like to make regarding local business needs in Hackney?

Yes: _____

G2

And finally, how you would describe the ethnic origin of the owner(s) of this business?
Ensure respondent understands you are asking about the owner rather than him/herself (if not the owner). If the business is owned by 1+ people, record ethnic origin of each owner.
Do **not** read out

White

- English
- Scottish
- Welsh
- Northern Irish
- Republic of Ireland
- Eastern European
- Western European
- Orthodox Jewish
- Kurdish
- Turkish Cypriot
- Turkish
- Other White (Specify)

Mixed

- White and Black Caribbean
- White and Black African
- White and Asian
- Other Mixed (Specify)

Asian/Asian British

- Indian
- Pakistani
- Bangladeshi
- Other Asian (Specify)

Black/Black British

- Caribbean
- African
- Other Black British (Specify)

Black/Black African

- Congolese
- Ghanaian
- Nigerian
- Somali
- Other Black African (Specify)
- Other West African (Specify)

Chinese

Chinese

Vietnamese

Other (Specify)

Refused

Record contact details for quality assurance purposes

Thank respondent and close.

BUSINESS SURVEY FINDINGS

Introduction

- B.1 Atkins was employed by the London Borough of Hackney in May 2004 to undertake an employment study to inform the preparation of the Hackney Local Development Framework (LDF) and to provide a robust evidence base to support the emerging policies.
- B.2 This report sets out the outcomes of the business survey which has been undertaken to inform the study and which will be used to develop employment land policies for the Borough. It is set out across the following sections:
- Section 1 – Background to Report and Methodology: outlines the adopted methodology of the London Borough of Hackney Business Survey;
 - Section 2 – Business Characteristics: provides an analysis of the business characteristics of the firms involved in the study;
 - Section 3 – Business Premises Information: provides analysis with regards to the business premises in Hackney;
 - Section 4 – Local Linkages: includes information regarding travel to work travel patterns, supplier linkages, customer linkages and business organisation / association;
 - Section 5 – Expansion and Relocation Plans: provides information regarding areas of investment, type of expansion, and issues associated with relocation; and
 - Section 6 – Perceptions of Hackney as a Business Location: provides a summary of the various factors affecting business in the Borough.

METHODOLOGY

- B.3 A survey of Hackney's indigenous businesses was undertaken in order to provide an insight into the functioning of the local economy.
- B.4 The main objective of this element of the study was to provide information on indigenous businesses not readily available from secondary sources. The topics included:

- Type of ownership;
- Land and premises – existing uses and future requirements;
- Type of employment;
- Location of suppliers and customers;
- Turnover and business accommodation costs;
- Future plans, including expansion, relocation, and investment;
- Perceptions of Hackney as a business location;
- Business support.

B.5 This information was collected through a series of 15 minute telephone interviews with 500 businesses¹ in the Borough.

Survey Process

B.6 The telephone surveys were conducted in August 2004².

B.7 Interviews were conducted with managers, directors, owners or partners, of 500 businesses located in the Borough of Hackney.

B.8 The survey targeted businesses in six different industry sectors. These were:

- Banking, Finance and Insurance;
- Business Services;
- Construction;
- Distribution and Wholesale;
- Manufacturing;

¹ 500 interviews were achieved

² Interviews were conducted by a team of experienced market research interviewers from *Hill Taylor Partnership*

- Other Community, Social and Personal Services (which includes sports and leisure, television and radio production and theatre); and
- Transport and Communications.

Survey Sample

- B.9 Sample was initially drawn from the Yellow Pages/Experian and grouped according to the SIC code/Yell Classification Description.
- B.10 A sample frame of 4,842 business details and telephone numbers was supplied to the fieldwork agency.
- B.11 Quotas were set in order that each industry sector was represented. Quotas were based on the universal split of the Borough's businesses between these seven industry sectors. A secondary quota was also established in order to achieve representative proportions of interviews with businesses of different sizes³.

Survey Outputs

- B.12 The remainder of this report details the main findings from the telephone surveys. The results shown here are unweighted⁴. All findings have been analysed by industry sector and size of business in terms of the number of employees⁵.
- B.13 In each of the tables, results are shown as both the number of responses in each sub-group (industry sector or size) and as a percentage of each sub-group. However, caution must be taken when regarding the percentage figures due to small sample sizes of some of the sub-groups⁶.
- B.14 The total number of interviews achieved in each industry sector is shown in Table B1, while Table B2 illustrates the number of interviews achieved with different sized businesses.

³ This quota was based on the number of employees (1 to 10, 11 to 49 and 50 and above)

⁴ Results could be weighted to represent the overall universe of businesses in the Borough.

⁵ The industry sector and business size information used has been taken from the sample frame (Experian) rather than the actual interview responses.

⁶ Particularly Transport and Communications (24) and Construction (23) and businesses with 50+ employees (12).

B.1 Industry Sector

Industry Sector	No. Interviews	Percentage of Total
Manufacturing	81	16
Construction	23	5
Distribution and Wholesale	63	13
Transport and Communications	24	5
Banking, Finance and Insurance	68	14
Business Services	155	31
Other Services	86	17
Total	500	100%

Base: all businesses (500)

Table B.1 - Size of Business

Number of Employees	No. Interviews	Percentage of Total
1 to 10	450	90
11 to 49	38	8
50 or more	12	2
Total	500	100%

Base: all businesses (500)

BUSINESS CHARACTERISTICS

B.15 This section sets out trends in the characteristics of all businesses surveyed including business function, ownership details, employee details, employment change, skills shortages and turnover.

BUSINESS FUNCTION

B.16 As Table B3 shows, the vast majority of businesses surveyed in the Borough were single site operations (87%) with between 1 and 10 employees (90%). A similar pattern was shown across all sectors.

Table B.2 – Type of Establishment

Industry Sector	Single site operation		Headquarters with branches elsewhere		A branch or subsidiary with headquarters elsewhere		A multiple site organisation	
	No.	%	No.	%	No.	%	No.	%
Manufacturing	69	85	9	11	3	4	0	0
Construction	21	91	2	9	0	0	0	0
Distribution and Wholesale	53	83	6	10	3	5	2	3
Transport and Communications	21	88	1	4	2	8	0	0
Banking, Finance and Insurance	56	82	5	7	3	4	4	6
Business Services	136	88	6	4	8	5	5	3
Other Services	80	93	2	2	2	2	2	13
Total	435	87	31	6	21	4	13	3

Base: all businesses (500)

No. Employees	Single site operation		Headquarters with branches elsewhere		A branch or subsidiary with headquarters elsewhere		A multiple site organisation	
	No.	%	No.	%	No.	%	No.	%
1 to 10	404	90	21	5	15	3	10	3
11 to 49	29	76	6	16	2	5	1	3
50+	2	17	4	33	4	33	2	17
Total	435	87	31	6	21	4	13	3

Base: all businesses (500)

B.17 According to respondents a wide variety of business functions were shown to be performed across the Borough, as illustrated in Table B4⁷. The most frequent responses regarding main business functions at each of site are: “professional/other services” (35% of responses); “routine office functions” (26%); and “design” (26%). The most varied sector was Business Services, where respondents reported 15 different types of business function.

Table B.3 – Main Business Functions Performed at Site

Function	Manufacturing		Construction		Distribution and Wholesale		Transport and Communications		Banking, Finance and Insurance		Business Services		Other Services		Total	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
Administration of other operations	7	9	1	4	1	2	0	0	5	7	7	5	4	25	25	5
Sales direct to customers or clients	19	23	2	9	21	33	7	29	11	16	13	8	11	13	84	17
Strategic sales or marketing functions	3	4	0	0	1	2	0	0	4	6	11	7	1	1	20	4
Professional/other services	16	20	2	9	28	44	5	21	28	56	64	41	23	27	176	35
Routine office functions	16	20	4	17	12	19	2	8	29	43	41	26	27	31	131	26
Call centre or volume telephone based operations	1	1	0	0	0	0	3	13	1	1	4	3	1	1	10	2
Production or assembly line operations	33	41	2	9	3	5	1	4	1	1	6	4	7	8	53	11
Construction activities	0	0	19	83	4	6	0	0	0	0	4	3	0	0	27	5
Transport or haulage	0	0	0	0	5	8	7	29	0	0	0	0	0	0	12	2
Wholesale distribution or import/export activities	12	15	1	4	20	32	1	4	2	3	2	1	4	5	42	8
R&D	1	1	0	0	0	0	1	4	13	19	11	7	3	3	29	6
Design	23	28	0	0	3	5	0	0	16	24	69	45	19	22	130	26
Education/Training	3	4	0	0	0	0	0	0	5	7	6	4	6	7	20	4
Entertainment/leisure/catering	1	1	0	0	0	0	0	0	0	0	0	0	22	26	23	5
Charitable/not for profit activities	0	0	0	0	0	0	0	0	0	0	4	3	3	3	7	1

⁷ Respondents could give one or more response to main business functions. In total 796 responses were logged.

Function	Manufacturing		Construction		Distribution and Wholesale		Transport and Communications		Banking, Finance and Insurance		Business Services		Other Services		Total	
Premises for artists/events etc	0	0	0	0	0	0	0	0	0	0	1	1	5	6	6	1
No response	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0

Base: total respondents (500) all responses (796)

No employees	1 to 10		11 to 49		50 or more		Total	
	No	%	No	%	No	%	No	%
Administration of other operations	19	4	3	8	3	25	25	5
Sales direct to customers or clients	74	16	7	18	3	25	84	17
Strategic sales or marketing functions	20	4	0	0	0	0	20	4
Professional/other services	152	34	18	47	6	50	176	35
Routine office functions	122	27	5	13	4	33	131	26
Call centre or volume telephone based operations	10	0	0	0	0	0	10	2
Production or assembly line operations	44	10	8	21	1	8	53	11
Construction activities	27	6	0	0	0	0	27	5
Transport or haulage	12	3	0	0	0	0	12	2
Wholesale distribution or import/export activities	38	8	3	8	1	6	42	8
R&D	27	6	2	5	0	0	29	6
Design	123	27	6	16	1	8	130	26
Education/Training	17	4	2	5	1	8	20	4
Entertainment/leisure/catering	20	4	3	8	0	0	23	5
Charitable/not for profit activities	7	2	0	0	0	0	7	1
Premises for artists/events etc	6	1	0	0	0	0	6	1
No response	1	0	0	0	0	0	1	0

Base: total respondents (500) all responses (796)

OWNERSHIP

B.18 As shown in Table B5, over half (56%) of respondents stated that their business was a “limited company” (either Private or Public Limited). 29% were “sole traders” and 12% were “partnerships”.

B.19 Businesses in the Construction sector were most likely to be “sole traders” (61%), whilst businesses in other sectors were more likely to be limited companies.

Table B.4 - Type of Ownership

Industry Sector	Sole Trader		Partnership		Limited Company		Other	
	No.	%	No.	%	No.	%	No.	%
Manufacturing	15	19	11	14	53	67	1	0
Construction	14	61	1	4	8	35	0	0
Distribution and Wholesale	23	37	4	6	36	58	0	0
Transport and Communications	7	29	3	13	14	58	0	0
Banking, Finance and Insurance	19	28	3	4	45	66	1	1
Business Services	36	23	28	18	87	56	0	0
Other Services	30	35	10	12	37	43	9	10
Total	144	29	60	12	281	56	15	3

Base: all businesses (500)

No. Employees	Sole Trader		Partnership		Limited Company		Other	
	No.	%	No.	%	No.	%	No.	%
1 to 10	140	31	58	13	39	53	13	3
11 to 49	4	11	2	5	30	79	2	5
50+	0	0	0	0	12	100	0	0
Total	144	29	60	12	281	56	15	3

Base: all businesses (500)

B.20 Table B6 shows that the vast majority (83.4%) of surveyed businesses are VAT registered. This figure is highest in the Manufacturing sector at 96.3% and lowest in the Construction and Other Services sectors at 69.6% and 69.8% respectively.

B.21 All of the large businesses surveyed are VAT registered. The proportion of businesses that are VAT registered decreasing as the size band decreases.

Table B.5 – Is the Business VAT Registered?

	Yes		No		Don't know	
	No.	%	No.	%	No.	%
Manufacturing	78	96.3	3	3.7	0	0.0
Construction	16	69.6	7	30.4	0	0.0
Distribution and Wholesale	52	82.5	11	17.5	0	0.0
Transport and Communications	19	79.2	5	20.8	0	0.0
Banking, Finance and Insurance	56	82.4	9	13.2	3	4.4
Business Services	136	87.7	19	12.3	0	0.0
Other Services	60	69.8	26	30.2	0	0.0
Total	417	83.4	80	16.0	3	0.6

Base: all businesses (500)

	Yes		No		Don't know	
	No.	%	No.	%	No.	%
1 to 10	371	82.4	76	16.9	3	0.7
11 to 49	34	89.5	4	10.5	0	0.0
50+	12	100.0	0	0.0	0	0.0
Total	417	83.4	80	16.0	3	0.6

Base: all businesses (500)

B.22 “Limited companies” are prolific across all sizes of firm, although “sole traders” made up a large proportion of smaller companies with 1 to 10 employees (31%).

B.23 As shown in Table B7, the vast majority of business owners were based in the UK (an average of 98% across all sectors). Banking, Finance and Insurance was the most likely sector to have an owner based outside of the UK, although this was a low proportion (6%).

Table B.6 - Where Owners of Companies Based

Industry Sector	Within UK		Outside of UK		Don't know	
	No.	%	No.	%	No.	%
Manufacturing	80	99	1	1	0	0
Construction	23	100	0	0	0	0
Distribution and Wholesale	63	100	0	0	0	0
Transport and Communications	24	100	0	0	0	0
Banking, Finance and Insurance	63	93	4	6	1	1
Business Services	152	98	3	2	0	0
Other Services	85	99	0	0	1	1
Total	490	98	8	2	2	0

Base: All businesses (500)

No. Employees	Within UK		Outside of UK		Don't know	
	No.	%	No.	%	No.	%
1 to 10	442	98	7	2	1	0
11 to 49	38	100	0	0	0	0
50+	10	83	1	8	1	8
Total	490	98	8	2	2	0

Base: All businesses (500)

Company Owners

B.24 The number of persons in control of each sample company is shown in Table B8 below. Over half (51%) of companies are under the ownership of a single person, whilst a quarter are owned by two persons (25%). Just 12% of respondents' firms were owned by shareholders.

Table B.7 - Number of Business Owners

Number of Owners	No.	%
One	255	51
Two	125	25
Three	33	7
Four	18	3.6
Five or more	11	2
Shareholder owned/Don't Know	58	12
Total	500	100

Base: all businesses (500)

Gender of Company Owners

- B.25 Respondents were asked to state the gender and ethnic origins of the business owners. The results are shown in Tables B9 and B10 below. Note that there were 58 responses which were not possible to analyse as the business was either shareholder owned or the respondent did not now the owner.

Table B.8 – Gender of Owner

Gender	1 st Owner		2 nd Owner		3 rd Owner		4 th Owner	
	No.	%	No.	%	No.	%	No.	%
Male	389	88	130	70	43	69	15	52
Female	50	11	53	28	16	26	12	41
Refused to say	3	1	4	2	3	5	2	7
Total	442	100	187	100	62	100	29	100

Base: all businesses, less shareholder owned/don't know (442)

- B.26 Men are much more likely than women to be a company owner in Hackney. Males accounted for 88% of first business owners. Females accounted for a larger proportion of fourth business owners with 41% being the fourth owner of a business.

Ethnicity of Company Owners

- B.27 Table B10 shows the ethnic origin of company owner(s). It illustrates that whilst the majority of owners are White – English, a large proportion are of other descents. White – English owners account for 71.0% of first owners and 71.8% of total owners

Respondents stated that their company owners belonged to a wide range of different ethnic groupings and 23 different non-British ethnic origins were stated.

- B.28 White – Turkish was the most stated non-British origin, making up 5.9% of first owners. Black – British Caribbean and Asian – British Asian were also common ethnic origins to which company owners belonged. Businesses owned by Black and minority ethnic communities are made up of a large number of different ethnicities and each make up only a small percentage of the total businesses owned.

Table B.9 – Ethnic Origin of Owner(s)

Ethnic Origin	1 st Owner		2 nd Owner		3 rd Owner		4 th Owner	
	No.	%	No.	%	No.	%	No.	%
White - English	313	71.0	140	74.9	46	74.2	17	58.6
White - Scottish	2	0.5	1	0.5				
White - Welsh	1	0.2						
White - Northern Irish	2	0.5	2	1.1				
White - Republic of Ireland	1	0.2						
White - Eastern European	10	2.3	5	2.7	3	4.8	3	10.3
White - Western European	9	2.0	9	4.8	2	3.2		
White - Orthodox Jewish	2	0.5	1	0.5				
White - Kurdish	2	0.5						
White - Turkish Cypriot	9	2.0	2	1.1				
White - Turkish	19	4.3	4	2.1	1	1.6		
White - Other	5	1.1	3	1.6	1	1.6		
Mixed race - White and Black Caribbean	2	0.5	1	0.5				
Mixed race - White and Asian	1	0.2	1	0.5				
Asian - British Asian	9	2.0	3	1.6	2	3.2	1	3.4
Asian - Indian	7	1.6	1	0.5			2	6.9
Asian - Pakistani	2	0.5						
Asian - Bangladeshi	2	0.5						
Black British - Caribbean	10	2.3	1	0.5				
Black British - African	4	0.9						
Black African - Nigerian	5	1.1			1	1.6		
Chinese	1	0.2	1	0.5			1	3.4
Vietnamese	3	0.7	1	0.5				
Arabic	1	0.2	1	0.5				
Greek Cypriot	1	0.2						
Cypriot	2	0.5						
Egyptian	1	0.2						
Japanese	1	0.2	1	0.5				
Israeli			1	0.5				
Refused	14	3.2	8	4.3	6	9.7	5	17.2
Total	441	100	187	100	62	100	29	100

EMPLOYMENT

B.29 Respondents were asked to say how many full and part-time staff their business currently employs. As Table B11 shows, around three-quarters (73%) of businesses surveyed employ between one and five full-time staff. Few businesses employ over 50 full-time employees (3%), though all have at least one full-time member of staff.

B.30 Of all the sectors, Manufacturing and Banking, Finance & Insurance businesses are the most likely to employ more than 10 full-time staff (22% and 21% respectively, compared to an average of 16%). Of all the sectors, businesses specialising in Construction and Distribution and Wholesale are most likely to employ no more than 5 full-time staff (87% and 81% respectively). However, the number of businesses employing no more than 5 full time staff is high for all sectors with only the Manufacturing sector recording lower than 71% of it's businesses with no more than 5 full time staff, with 59%.

Table B.10 - Number of Full-time Employees

Industry Sector	Number of Full-Time Employees									
	1-5		6-10		11-20		21-50		51+	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	48	59	15	19	11	14	5	6	2	2
Construction	20	87	0	0	2	9	1	4	0	0
Distribution and Wholesale	51	81	4	6	6	10	1	2	1	2
Transport and Communications	17	71	3	13	3	13	1	4	0	0
Banking, Finance and Insurance	48	71	6	9	6	9	4	6	4	6
Business Services	114	74	22	14	9	6	4	3	6	4
Other Services	68	79	8	9	7	8	3	3	0	0
Total	366	73	58	12	44	9	19	4	13	3

Base: all businesses (500)

Table B.11 – Number of Part-time Employees

Industry Sector	Number of Part-Time Employees											
	0		1-5		6-10		11-20		21-50		51+	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	55	68	26	32	0	0	0	0	0	0	0	0
Construction	18	78	4	17	1	4	0	0	0	0	0	0
Distribution and Wholesale	43	68	20	32	0	0	0	0	0	0	0	0
Transport and Communications	17	71	7	29	0	0	0	0	0	0	0	0
Banking, Finance and Insurance	46	68	19	28	2	3	1	1	0	0	0	0
Business Services	112	72	37	24	1	1	2	1	3	2	0	0
Other Services	62	72	17	20	6	7	1	1	0	0	0	0
Total	353	71	130	26	10	2	4	1	3	1	0	0

Base: all businesses (500)

B.31 As Table B12 shows, 71% of all companies surveyed had no part-time employees in their workforce. Manufacturing, and Distribution and Wholesale were the most likely sectors to employ part time staff; 32% of respondents from both sectors had 1-5 part-time employees. However, the Transport & Communications and Banking, Finance & Insurance sectors are also close to this figure with 29% and 28% of respondents employing 1-5 part-time employees respectively. Banking Finance and Insurance, Other Services and the Business Services are the sectors most likely to employ more than five part time staff. No firms surveyed stated that they had more than 50 part-time members of staff in their employment.

Employment Change

B.32 Respondents were asked to specify how many staff they had employed two years ago. Table B13 shows the number of staff employed two years ago by band by industry sector and by current staff employment levels.

B.33 There appears to be a net increase in the number of full-time staff employed by those surveyed in the last two years.

B.34 Although 73% of respondents currently employ between one and five full-time staff, fewer (53%) did so two years ago, and whilst all businesses currently employ at least

one full-time employee, 21% of the businesses surveyed did not employ any full-time staff two years ago. This may be explained, however, by the number of new businesses which may not have been in existence two years ago and so would not have employed any full time staff, therefore increasing the proportion of businesses that employed zero full-time staff two years ago.

Table B.12 – Number of Full-time Employees Two Years Ago

Industry Sector	Number of Full Time Employees 2 years ago													
	None		1-5		6-10		11-20		21-50		51+		Don't Know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	11	14	40	49	12	15	12	15	3	4	2	2	1	1
Construction	3	13	15	65	1	4	1	4	1	4	0	0	2	9
Distribution and Wholesale	9	14	40	63	5	8	5	8	1	2	1	2	2	3
Transport and Communications	1	4	17	71	4	17	1	4	1	4	0	0	0	0
Banking, Finance and Insurance	22	32	28	41	5	7	6	9	1	1	4	6	2	3
Business Services	48	31	73	47	13	8	4	3	4	3	4	3	9	6
Other Services	12	14	54	63	8	9	3	3	2	2	0	0	7	8
Total	106	21	267	53	48	10	32	6	13	3	11	2	23	5

Base: all businesses (500)

Current No. Employees	Number of Full Time Employees 2 years ago													
	None		1-5		6-10		11-20		21-50		51+		Don't Know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	104	23	260	58	39	9	17	4	7	2	3	1	20	4
11 to 49	1	3	7	18	9	24	14	37	4	11	2	5	1	3
50+	1	8	0	0	0	0	1	8	2	17	6	50	2	17
Total	106	21	267	53	48	10	32	6	13	3	11	2	23	5

Base: all businesses (500)

B.35 A similar trend is true of part-time staff, although to an apparently lesser degree. This is displayed in Table B14. 77% of firms did not employ any part time staff two years ago, compared with 71% today. Just 16% of firms employed between one and five members of part time staff, compared with 26% today.

Table B.13 – Number of Part-time Employees Two Years Ago

Industry Sector	Number of Part-Time Employees 2 years ago											
	0		1-5		6-10		11-20		21-50		Don't Know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	57	70	21	26	2	2	0	0	0	0	1	1
Construction	18	78	3	13	0	0	0	0	0	0	3	5
Distribution and Wholesale	47	75	13	21	0	0	0	0	0	0	3	5
Transport and Communications	18	75	6	25	0	0	0	0	0	0	0	0
Banking, Finance and Insurance	57	84	9	13	0	0	0	0	0	0	2	3
Business Services	128	83	15	10	0	0	3	2	0	0	9	6
Other Services	62	72	12	14	3	3	1	1	1	1	7	8
Total	387	77	79	16	5	1	5	1	1	0	23	5

Base: all businesses (500)

Current No. Employees	Number of Part-Time Employees 2 years ago											
	0		1-5		6-10		11-20		21-50		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	354	79	70	16	2	0	4	1	1	0	19	4
11 to 49	27	71	7	18	2	5	0	0	0	0	2	5
50+	6	50	2	17	1	8	1	8	0	0	2	17
Total	387	77	79	16	5	1	5	1	1	0	23	5

Base: all businesses (500)

Gender of Employees

B.36 Employees' gender is illustrated in Tables B15 and B16. Men are more likely than women to be employed by firms in Hackney. Whilst 6% of sample firms had no male employees, 39% (193 businesses) had no female employees. Just 4% of firms had a greater number of female staff in their employment than male.

Table B.14 – Proportion of Male Employees

Industry Sector	Proportion of Male Employees											
	None		1-25%		26-50%		51-75%		76-100%		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	1	1	47	58	10	12	8	10	14	17	1	1
Construction	1	4	12	52	1	4	1	4	8	25	0	0
Distribution and Wholesale	0	0	42	67	3	5	3	5	14	22	1	2
Transport and Communications	0	0	14	58	4	17	1	4	5	21	0	0
Banking, Finance and Insurance	3	4	35	51	7	10	8	12	15	22	0	0
Business Services	16	10	90	58	17	11	16	10	12	8	4	3
Other Services	9	10	39	45	10	12	3	3	25	29	0	0
Total	30	6	279	56	52	10	40	8	93	19	6	1

Base: all businesses (500)

No. Employees	Proportion of Male Employees											
	None		1-25%		26-50%		51-75%		76-100%		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	30	7	264	59	42	9	27	6	82	18	5	1
11 to 49	0	0	15	39	6	16	8	21	8	21	1	3
50+	0	0	0	0	4	33	5	42	3	25	0	0
Total	30	6	279	56	52	10	40	8	93	19	6	1

Base: all businesses (500)

Table B.15 - Proportion of Female Employees

Industry Sector	Proportion of Female Employees											
	None		1-25%		26-50%		51-75%		76-100%		Don't Know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	25	31	37	46	13	16	4	5	1	1	1	1
Construction	15	65	7	30	1	4	0	0	0	0	1	2
Distribution and Wholesale	40	63	19	30	3	5	0	0	0	0	1	2
Transport and Communications	9	38	10	42	4	17	1	4	0	0	0	0
Banking, Finance and Insurance	27	40	30	44	11	16	0	0	0	0	0	0
Business Services	41	26	74	48	24	15	5	3	7	5	4	3
Other Services	36	42	33	38	13	15	2	2	2	2	0	0
Total	193	39	210	42	69	14	12	2	10	2	6	1

Base: all businesses (500)

No. Employees	Proportion of Female Employees											
	None		1-25%		26-50%		51-75%		76-100%		Don't Know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	189	42	186	41	51	11	10	2	9	2	5	1
11 to 49	4	11	21	55	19	26	1	3	1	3	1	3
50+	0	0	3	25	8	67	1	8	0	0	0	0
Total	193	39	210	42	69	14	12	2	10	2	6	1

Base: all businesses (500)

B.37 Construction and Distribution & Wholesale were the sectors least likely to employ women, with 65% and 63% of firms respectively stating no female staff. The Business Services sector was the most likely to employ female staff, although over a quarter (26%) of firms had none in their employment. Business Services was also more likely than any other sector to employ more women than men, with 8% of firms employing more female staff. None of the firms in the Construction; Distribution and Wholesale and Banking Finance and Insurance sectors stated that they had more women working for them than men.

B.38 Smaller firms were less likely to employ women. 42% of firms with between 1 and 10 staff stated that they employed no women. Those firms with 50 or more employees were much more likely to have a larger proportion of female members of staff.

Ethnicity of Staff

B.39 Table B17 illustrates the proportion of Black and Minority Ethnic in employment by respondent firms.

Table B.16 – Proportion of Black and Minority Ethnic Employees

Industry Sector	Proportion of Black and Minority Ethnic Employees											
	None		1-25%		26-50%		51-75%		76-100%		Don't Know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	34	42	30	37	3	4	1	1	3	4	10	12
Construction	16	70	4	17	1	4	0	0	1	4	1	4
Distribution and Wholesale	26	41	23	37	4	6	0	0	7	11	3	5
Transport and Communications	5	21	9	38	0	0	1	4	7	29	2	8
Banking, Finance and Insurance	33	49	21	31	5	7	1	1	5	7	3	4
Business Services	96	62	45	29	4	2	2	1	1	1	7	5
Other Services	53	62	21	24	4	5	1	1	2	2	5	6
Total	263	53	153	31	21	4	6	1	26	5	31	6

Base: all businesses (500)

No. Employees	Proportion of Black and Minority Ethnic Employees											
	None		1-25%		26-50%		51-75%		76-100%		Don't Know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	259	58	119	26	16	4	6	1	24	5	26	6
11 to 49	4	11	25	66	5	13	0	0	2	5	2	5
50+	0	0	9	75	0	0	0	0	0	0	3	25
Total	263	53	153	31	21	4	6	1	26	5	31	6

Base: all businesses (500)

B.40 On average 53% of sample firms had no persons of black or minority ethnic origin in their employment. The firms most likely to employ at least one or more persons of

black or minority ethnic origin were the Transport and Communications (71% of firms) Manufacturing (46% of firms); and Distribution and Wholesale (54% of firms) sectors. Businesses in the Construction sector were the least likely to employ any persons of black or ethnic origin, with just 25% of those interviewed doing so. 33% of all businesses in the Transport & Communications sector stated that more than 50% of their employees were of black or minority ethnic origin.

- B.41 Smaller firms were less likely to employ persons of black and ethnic origin than larger firms. 58% of firms with between 1 and 10 staff had no employees in this category. 75% of firms with 50 or more employees had between 1 and 25% of their workforce comprising persons of black and ethnic origins.

OCCUPATIONAL STRUCTURE

- B.42 Respondents were asked to estimate the proportions of their business' workforce engaged in managerial, technical/professional, skilled, semi-skilled, unskilled and clerical/administrative roles.
- B.43 As seen in Table B18, the majority of respondents stated that at least some of their workforce were in management positions, whilst 16% of firms had no employees in managerial roles. Other Services had the highest proportion of their workforce in managerial roles with 42% stating that between 75% and 100% of their staff were in such roles, followed closely by the Construction sector with 35% of firms containing between 75% and 100% of their workforce in management positions.

Table B.17 – Proportion of Workforce – Managerial

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	8	10	28	35	29	36	3	4	13	16
Construction	5	22	3	13	7	30	0	0	8	35
Distribution and Wholesale	6	10	22	35	22	35	1	2	11	18
Transport and Communications	2	8	7	29	10	42	1	4	4	17
Banking, Finance and Insurance	16	24	21	31	17	25	0	0	14	21
Business Services	37	24	32	21	36	23	9	6	41	26
Other Services	8	9	22	26	19	22	1	1	36	42
Total	82	16	135	27	140	28	15	3	127	25

Base: all businesses (500)

No. Employees	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	80	18	101	22	129	29	15	3	124	28
11 to 49	1	3	26	68	9	24	0	0	2	5
50+	1	8	8	67	2	17	0	0	1	8
Total	82	16	135	27	140	28	15	3	127	25

Base: all businesses (500)

B.44 Table B19 illustrates the number of 'technical/professional' staff employed in each business. 52% of firms surveyed stated that they had no employees in technical/professional positions, although 16% of firms stated that such persons made up between 75% and 100% of their staff.

B.45 There are some variations between sectors, with the Banking, Finance & Insurance (28%) and Business Services (25%) sectors, stating that technical/professional staff made up between 75% and 100% of all their staff. Transport and Communications

and Distribution and Wholesale businesses were the least likely to employ technical/professional staff, with 83% and 73% respectively employing no such staff. Larger businesses (particularly those with 50+ employees) have a presence of technical/professional staff within their workforces, although not accounting for more than 50% of their staff. Overall half of all small businesses (10 employees or less) employed no technical/professional staff.

Table B.18 – Proportion of Workforce – Technical/Professional

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	42	52	8	10	11	14	10	12	10	12
Construction	15	65	1	4	3	13	2	9	2	9
Distribution and Wholesale	46	73	6	10	4	6	4	6	3	5
Transport and Communications	20	83	1	4	2	8	1	4	0	0
Banking, Finance and Insurance	23	34	6	9	9	13	11	16	19	28
Business Services	65	42	10	6	21	14	20	13	39	25
Other Services	50	58	4	5	14	16	11	13	7	8
Total	261	52	36	7	64	13	59	12	80	16

Base: all businesses (500)

No. Employees	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	243	54	22	5	57	13	56	12	72	16
11 to 49	15	39	8	21	4	11	3	8	8	21
50+	3	25	6	50	3	25	0	0	0	0
Total	261	52	36	7	64	13	59	12	80	16

Base: all businesses (500)

- B.46 Table B20 illustrates the number of 'skilled' staff employed in each business. It is important to note that the definition of 'skilled' staff does not include those which are simply thought to have usable skills in the workplace. It is in fact a broad term for those with manual skills, often within construction, printing, textiles and other skilled trades. Therefore, the fact that nearly three quarters (72%) of firms stated they had no 'skilled' staff in their employment, should not be seen as an indicator of the number of firms with unskilled staff in Hackney. It simply means that they do not employ any manually skilled tradesmen.
- B.47 There are noticeable variations between sectors. Businesses in the Manufacturing, Distribution and Wholesale, and Transport and Communications are most likely to employ skilled staff, whilst "white collar" companies (Banking, Finance and Insurance/Business Services) are less likely.
- B.48 Large firms (with 50+ employees) are most likely to employ a proportion of skilled staff, with around 66% of such companies stating such. However, 31% of medium sized firms (with 11-49 employees) have at least 50% of their workforce comprised of skilled staff.

Table B.19 – Proportion of Workforce – Skilled

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	45	56	3	4	14	17	9	11	10	12
Construction	17	74	1	4	2	9	0	0	3	13
Distribution and Wholesale	35	56	4	6	6	10	5	8	12	19
Transport and Communications	14	58	1	4	5	21	4	17	0	0
Banking, Finance and Insurance	54	79	2	3	6	9	3	4	3	4
Business Services	123	79	6	4	13	8	6	4	7	5
Other Services	72	84	2	2	4	5	3	3	5	6
Total	360	72	19	4	50	10	30	6	40	8

Base: all businesses (500)

No. Employees	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	338	75	13	3	42	9	22	5	34	8
11 to 49	18	47	3	8	5	13	7	18	5	13
50+	4	33	3	25	3	25	1	8	1	8
Total	360	72	19	4	50	10	30	6	40	8

Base: all businesses (500)

B.49 Very few firms stated that they had any semi-skilled members of staff (Table B21). 94% stated that they had no such employees. Distribution and Wholesale was the sector most likely to employ semi-skilled employees, although this was accounted for in a comparatively low proportion of companies (13%).

Table B.20 – Proportion of Workforce – Semi-skilled

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	76	94	3	4	2	2	0	0	0	0
Construction	22	96	1	4	0	0	0	0	0	0
Distribution and Wholesale	55	87	2	3	1	2	3	5	2	3
Transport and Communications	21	88	1	4	0	0	2	8	0	0
Banking, Finance and Insurance	68	100	0	0	0	0	0	0	0	0
Business Services	146	94	6	4	3	2	0	0	0	0
Other Services	84	98	2	2	0	0	0	0	0	0
Total	472	94	15	3	6	1	5	1	2	0

Base: all businesses (500)

No. Employees	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	429	95	10	2	5	1	4	1	2	0
11 to 49	33	87	3	8	1	3	1	3	0	0
50+	10	83	2	17	0	0	0	0	0	0
Total	472	94	15	3	6	1	5	1	2	0

Base: all businesses (500)

B.50 Similarly, very few firms employed any unskilled workers (Table B22). An average of 94% of businesses had no such staff. Again Distribution and Wholesale were most likely to employ unskilled workers. 16% of firms in this sector had unskilled staff in their employment.

Table B.21 – Proportion of Workforce – Unskilled

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	76	94	2	2	1	1	1	1	0	0
Construction	21	91	0	0	2	9	0	0	0	0
Distribution and Wholesale	53	84	2	3	5	8	2	3	1	2
Transport and Communications	21	88	1	4	2	8	0	0	0	0
Banking, Finance and Insurance	68	100	0	0	0	0	0	0	0	0
Business Services	151	97	3	2	1	1	0	0	0	0
Other Services	80	93	3	3	1	1	2	2	0	0
Total	470	94	11	2	13	3	5	1	1	0

Base: all businesses (500)

No. Employees	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	426	95	7	2	12	3	4	1	1	0
11 to 49	32	84	4	11	1	3	1	3	0	0
50+	12	100	0	0	0	0	0	0	0	0
Total	470	94	11	2	13	3	5	1	1	0

Base: all businesses (500)

B.51 As shown in Table B23, the majority of firms surveyed (82%) have no members of staff in clerical/administrative roles. Businesses in the Transport and Communications (46%) and Banking, Financial & Insurance (22%) sectors as well as larger businesses (50+ employees) are most likely to employ a proportion of clerical/admin staff (67%). Only 8% of businesses within the Transport and Communications sector had 75% to 100% of their workforce in clerical/admin positions.

Table B.22 – Proportion of Workforce – Clerical/administrative

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	66	81	8	10	6	7	0	0	1	1
Construction	19	83	1	4	1	4	2	9	0	0
Distribution and Wholesale	56	89	4	6	2	3	0	0	1	2
Transport and Communications	13	54	4	17	4	17	1	4	2	8
Banking, Finance and Insurance	52	76	9	13	5	7	1	1	1	1
Business Services	128	83	18	12	5	3	3	2	1	1
Other Services	74	86	5	6	4	5	2	2	1	1
Total	408	82	49	10	27	5	9	2	7	1

Base: all businesses (500)

No. Employees	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	377	84	39	9	22	5	7	2	5	1
11 to 49	27	71	7	18	2	5	1	3	1	3
50+	4	33	3	25	3	25	1	8	1	8
Total	408	82	49	10	27	5	9	2	7	1

Base: all businesses (500)

TURNOVER

B.52 Respondents were asked to estimate the approximate value of their business' turnover value in the last financial year⁸ (Table B24).

⁸ There was a high rate of refusal to answer this question (39%)

- B.53 The largest proportion of respondents stated that their turnover was “up to £50,000” in the past year (25%). This was followed closely by businesses that had a turnover of £100,000 - £250,000 in the past year (22%). Nearly three quarters (74%) of businesses had a turnover of under £500,000, and just 4% of businesses had a turnover of more than £5 million.
- B.54 There is a predictable correlation between larger companies (with 11 to 49, or 50+ staff) and annual turnover, with all except one company (who responded to the question) in the 50 or more employees category turning over £1.5 million or more in the past year.

Table B.23 - Approximate Value of Turnover (Bands)

Industry Sector	Approximate Value																				
	Up to £50,000		£50,000 - £100,000		£100,000 - £250,000		£250,000 - £500,000		£500,000 - £1m		£1m - £1.5m		£1.5m - £2m		£2m - £5m		£5m+		Total (Excludes don't know)		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Manufacturing	5	9	6	11	16	29	11	20	4	7	5	9	4	7	3	5	2	4	56	100	
Construction	10	56	1	6	3	17	2	11	0	0	0	0	0	0	1	6	1	6	18	100	
Distribution and Wholesale	7	21	3	9	6	18	3	9	5	15	3	9	3	9	4	12	0	0	34	100	
Transport and Communications	3	20	3	20	1	7	3	20	1	7	0	0	0	0	1	7	3	20	15	100	
Banking, Finance and Insurance	12	29	8	19	8	19	3	7	4	10	2	5	2	5	1	2	2	5	42	100	
Business Services	24	26	16	17	22	23	13	14	11	12	2	2	1	1	2	2	3	3	94	100	
Other Services	15	31	7	15	12	25	6	13	3	6	2	4	2	4	0	0	1	2	48	100	
Total	76	25	44	14	68	22	41	13	28	9	14	5	12	4	12	4	12	4	307	100	

Base: all businesses that could give an approximate value (307)

No. Employees	Approximate Value																				
	Up to £50,000		£50,000 - £100,000		£100,000 - £250,000		£250,000 - £500,000		£500,000 - £1m		£1m - £1.5m		£1.5m - £2m		£2m - £5m		£5m+		Total (Excludes don't knows)		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
1 to 10	74	27	43	16	64	24	36	13	23	9	9	3	7	3	8	3	6	2	270	100	
11 to 49	2	7	1	3	4	13	5	17	4	13	5	17	4	13	2	7	3	10	30	100	
50+	0	0	0	0	0	0	0	0	1	14	0	0	1	14	2	29	3	43	7	100	
Total	76	25	44	14	68	22	41	13	28	9	14	5	12	4	12	4	12	4	307	100	

Base: all businesses that could give an approximate value (307)

- B.55 Respondents were asked whether their turnover had changed during the past 12 months (Table B25). The majority of respondents to this question (39%) stated that their turnover had remained the same during the past 12 months (Table B25). An average of 36% stated that their business had increased turnover, whilst an average of 25% had witnessed a fall in annual turnover.
- B.56 The Construction sector was most likely to have seen a fall in turnover, stated by 42% of respondents from this sector (although the same proportion stated that they had seen an increase). Close behind is the Distribution & Wholesale sector of which 40% of firms stated that they had seen a fall in turnover over the last 12 months. Other Services was the most likely to have seen a rise in turnover, with 45% reporting as such, and were also the least likely to have experienced a fall in turnover (5%).
- B.57 Over three quarters (76%) of small business respondents (between 1 and 10 employees) saw their turnover increase or remain the same in the previous 12 months. Larger employers were more likely to have seen a fall in turnover.

Table B.24 - Increase or Decrease in Turnover Compared to Previous 12 Months

Industry Sector	Change in Turnover					
	Fall		Increase		Same	
	No.	%	No.	%	No.	%
Manufacturing	17	39	14	32	13	30
Construction	5	42	5	42	2	17
Distribution and Wholesale	10	40	6	24	9	36
Transport and Communications	1	9	4	36	6	55
Banking, Finance and Insurance	11	37	9	30	10	33
Business Services	12	17	28	39	31	44
Other Services	2	5	18	45	20	50
Total	58	25	84	36	91	39

Base: all businesses who stated turnover (233)

No. Employees	Change in Turnover					
	Fall		Increase		Same	
	No.	%	No.	%	No.	%
1 to 10	50	24	71	35	84	41
11 to 49	6	27	12	55	4	18
50+	2	33	1	17	3	50
Total	58	25	84	36	91	39

Base: all businesses who stated turnover (233)

B.58 The vast majority of respondents expected their turnover to either remain the same over the next 12 months (37%) or increase (51%) (Table B26). Only 12% of respondents were anticipating a fall. Companies in the Construction sector were the most confident in anticipating a rise in turnover over the next 12 months (67%). Nearly a quarter (24%) of Distribution and Wholesale companies expected a decrease in the turnover of their business over the next 12 months. No companies in the Banking, Finance & Insurance sector were anticipating a fall in turnover in the next 12 months.

B.59 None of the larger companies were expecting a fall in turnover, whilst 13% of smaller businesses expected a fall. Medium sized companies were the most confident, with 68% of respondents expecting a rise in turnover.

Table B.25 – Anticipated Change in Turnover over Next 12 Months

Industry Sector	Change in Turnover					
	Fall		Increase		Same	
	No.	%	No.	%	No.	%
Manufacturing	8	18	23	52	13	30
Construction	1	8	8	67	3	25
Distribution and Wholesale	6	24	8	32	11	44
Transport and Communications	2	18	5	45	4	36
Banking, Finance and Insurance	0	0	17	57	13	43
Business Services	7	10	33	46	31	44
Other Services	4	10	24	60	12	30
Total	28	12	118	51	87	37

Base: all businesses who stated turnover (233)

No. Employees	Change in Turnover					
	Fall		Increase		Same	
	No.	%	No.	%	No.	%
1 to 10	26	13	100	49	79	39
11 to 49	2	9	15	68	5	23
50+	0	0	3	50	3	50
Total	28	12	118	51	87	37

Base: all businesses who stated turnover (233)

BUSINESS SUPPORT FROM EXTERNAL AGENCIES

B.60 All respondents were asked whether they had made contact with Hackney Borough Council or any business support agency regarding intervention or assistance during the last three years. The outcome is illustrated in Table B27.

Table B.26 - Whether Contacted Borough Council or Support Agency

Industry Sector	Yes		No		Don't know	
	No.	%	No.	%	No.	%
Manufacturing	23	28	56	69	2	2
Construction	1	4	22	96	0	0
Distribution and Wholesale	15	24	47	75	1	2
Transport and Communications	6	25	18	75	0	0
Banking, Finance and Insurance	13	19	51	75	4	6
Business Services	38	25	113	73	4	3
Other Services	26	30	59	69	1	1
Total	122	24	366	73	12	3

Base: all businesses (500)

No. Employees	Yes		No		Don't know	
	Yes	No	Don't know	Yes	No	Don't know
1 to 10	103	23	337	75	10	2
11 to 49	14	37	23	61	1	3
50+	5	42	6	50	1	8
Total	122	24	366	73	12	2

Base: all businesses (500)

B.61 Less than a quarter of respondents (24%) had sought such assistance, with firms in the Construction sector the least likely to have done so (4%). Nearly a third (30%) of businesses in the “Other Services” category had sought advice and 42% of larger businesses (with 50+ employees) had done so.

Table B.27 – Organisations/Agencies Approached

Organisation	No.	%
London Borough of Hackney	81	66
Chamber of Commerce	3	2
Business Link	23	19
Hackney Business Centre	4	3
Arts Council of England	1	1
BIPS (British Industry Printers Society)	1	1
Unspecified forum or advice network	3	2
Citizens Advice	1	1
Furniture Links/Works	2	2
Hackney Volunteer Centre	1	1
Hoxton Bibliotech Agency	2	2
Inner City 100	1	1
Laings	1	1
London Business Centre	1	1

Base: all businesses which have sought intervention/assistance (122)

B.62 As illustrated in Table B28, the London Borough of Hackney was the organisation most likely to have been approached by firms (66% of those who have sought intervention/assistance). The 'Invest in Hackney' scheme is included in this figure. Business Link was also a popular choice – 19% of businesses seeking intervention/assistance had approached this organisation. A further 12 organisations/agencies were stated as being approached by smaller numbers of firms.

Table B.28 – Forms of Intervention/Assistance Sought

Type of assistance	No.	%
Business finance related	34	28
Business development	41	34
Training	12	10
Management	3	2
Property/Site related	42	34
Parking issues	8	7
Security advice	2	2
Legal advice	5	4
Local facilities/Amenities	6	5
General enquiries	3	2

Base: all businesses which have sought intervention/assistance (122)

- B.63 Table B29 shows that the most common reasons for firms seeking assistance was property/site related or business development (34%). Business finance related was also a popular reason to seek assistance (28%).

Table B.29 - Whether Response Received Was Satisfactory

	No.	%
Yes	49	40
No	67	55
Don't Know	6	5

Base: all businesses which have sought intervention/assistance (122)

- B.64 As Table B30 indicates the majority of businesses who sought intervention/assistance (55%) had an unsatisfactory response. Only 40% reported that their response had been satisfactory.

KEY FINDINGS

- B.65 The business survey illustrated that the majority of participating businesses are single site operations (87%) with between 1 and 10 employees (90%). The most common business functions undertaken at sites in Hackney are: “professional/other services” (35%), “routine office functions” (26%) and “design” (26%).

- B.66 56% of businesses participating in the survey were “Limited Companies”. 98% of owners were based in the UK and 51% were owned by a single person. 84% of company owners were male, 23.6 of all owners were of ethnic origin other than “white-British”.
- B.67 With regard to employment, the survey illustrated that 85% of firms employ between 1 to 10 full time staff. Only 29% of businesses have any part time staff. There has been a net rise in numbers of full and part time staff across all business sectors during the past two years.
- B.68 39% of firms have no female members of staff. 53% of firms have no persons of black or minority ethnic in their employment. This is particularly prolific in the Construction sector where only 25% of participants employ persons of black or minority ethnic.
- B.69 The business survey has also identified key trends with regards to the occupational structure of the Borough; it has demonstrated that the Borough has a relatively high proportion of managerial and technical/professional level employees. Skilled employees are most commonly found within the larger employers. Within small businesses (1-10 employees), 75% of firms were said to have no skilled employees (manual skills). The Borough has a reasonably small proportion of semi-skilled and unskilled employees. This trend occurs across the various employment sectors, and is not confined to service based industries.
- B.70 The survey enquired about business turnover and although many respondents refused/did not know information pertaining to this, several trends emerged. The largest proportion of participating firms had a turnover of less than £50,000. Most (75%) had seen a rise/no change in turnover over the past twelve months, whilst 88% expected a rise/no change to turnover over the coming twelve months.
- B.71 Nearly a quarter (24%) of respondent businesses had sought advice/intervention from external organisations/agencies. The most common organisation approached was the Borough Council and the most common reasons for seeking advice related to property/site issues, business finance or business development. 40% had a satisfactory outcome.

BUSINESS PREMISES INFORMATION

- B.72 This section outlines responses with regard to business premises. Information from respondents is provided regarding location; basis of occupation; leases; length of occupancy; floor space; information of premises aimed at meeting the needs of new, small or specialised firms; details of premises; and the proportion of turnover spent on accommodation.

LOCATION

- B.73 Respondents were asked to describe their location. Results are shown in Table B31 below. The largest proportion of respondents described their premises as being in a “mixed-use area” (45%). The next most likely places for business premises to be located was “residential areas” (23%) and “town centre/commercial districts” (16%). This was a common trend across all industry sectors. 12% of respondents described their premises as being located in a dedicated industrial area.
- B.74 The sectors most likely to be located within a dedicated industrial area are Manufacturing (19%), Distribution & Wholesale (17%) and Business Services (15%). These sectors, along with the Transport & Communications sector, were the least likely to be located in a residential area with 14%, 14%, 20% and 13% of firms located in such areas respectively.
- B.75 Construction (65%) and Banking, Finance & Insurance (37%) were more likely to be located in residential areas. Working from home as well as registering companies to home addresses for fiscal benefit are two reasons that increase the number of companies located in residential areas. For five out of the seven broad sectors (all except the Construction and Banking, Finance & Insurance sectors) mixed-use areas were the most likely places for premises to be located which demonstrates the changing structure of Hackney’s DEA areas and land use patterns.

Table B.30 - Location

Industry sector	Dedicated industrial area		Railway Arch		Residential Area		Town centre / commercial district		Mixed use area		Other	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	15	19	1	1	11	14	14	17	39	48	1	1
Construction	2	9	0	0	15	65	2	9	4	17	0	0
Distribution and Wholesale	11	17	9	14	9	14	8	13	26	41	0	0
Transport and Communications	3	13	2	8	3	13	7	29	9	38	0	0
Banking, Finance and Insurance	3	4	0	0	25	37	22	32	17	25	1	1
Business Services	23	15	1	1	31	20	16	10	80	52	4	3
Other Services	5	6	2	2	20	23	10	12	49	57	0	0
Total	62	12	15	3	114	23	79	16	224	45	6	1

Base: all businesses (500)

No. Employees	Dedicated industrial area		Railway Arch		Residential Area		Town centre/ commercial district		Mixed use area		Other	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	54	12	14	3	109	24	64	14	203	45	6	1
11 to 49	8	21	0	0	5	13	9	24	16	42	0	0
50+	0	0	1	8	0	0	6	50	5	42	0	0
Total	62	12	15	3	114	23	79	16	224	45	6	1

Base: all businesses (500)

B.76 Medium and larger firms are more likely to be situated in premises in “town centre/commercial districts” or “mixed use areas” and least likely to operated in residential areas. There was an even spread of smaller firms across all areas, although such firms were more likely than the larger firms to be located in residential areas.

B.77 Six respondents (1% of the total) mentioned other types of locations. These are:

- Work from home (2)
- Street Market (2)
- Remote office (1)
- On the Canal (1)

BASIS OF OCCUPATION

B.78 A large proportion of participating companies occupy their premises on a leasehold basis (56%) as illustrated in Table B32. A similar pattern is noted across all sizes and sectors with the exception of Construction firms who are more likely to occupy their premises on an “other” basis. Small firms (1-10 employees) are less likely to occupy premises on a freehold basis with just 17% of firms occupying this premises type.

Table B.31 - Basis of Occupation of Premises

Industry Sector	Freehold		Leasehold		Licence		Other ⁹	
	No.	%	No.	%	No.	%	No.	%
Manufacturing	20	25	46	57	3	4	12	14
Construction	4	17	5	22	0	0	14	61
Distribution and Wholesale	19	30	38	60	0	0	5	10
Transport and Communications	6	25	15	63	2	8	1	4
Banking, Finance and Insurance	10	15	35	51	0	0	22	33
Business Services	25	16	88	57	12	8	30	19
Other Services	10	12	55	64	2	2	19	22
Total	94	19	282	56	19	4	105	21

Base: all businesses (500)

⁹ Other includes work from home, rent/no lease and don't know

No. Employees	Freehold		Leasehold		Licence		Other	
	No.	%	No.	%	No.	%	No.	%
1 to 10	77	17	252	56	18	4	103	23
11 to 49	14	37	21	55	1	3	2	5
50+	3	25	9	75	0	0	0	0
Total	94	19	282	56	19	4	105	21

Base: all businesses (500)

TIME REMAINING ON LEASE

B.79 Of the 301 firms who occupy their premises on a leasehold or licence basis, exactly a quarter (25%) have less than a year remaining on their lease (Table B33).

Table B.32 - Years Remaining on Existing Lease/Licence

Industry Sector	< 1 year		1-2		3-5		6-10		11-15		16-20		21+		Don't know	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
Manufacturing	4	8	12	24	16	33	9	18	1	2	0	0	2	4	5	10
Construction	0	0	3	60	0	0	1	20	0	0	0	0	0	0	1	20
Distribution and Wholesale	12	32	3	8	7	18	9	24	1	3	0	0	0	0	6	16
Transport and Communications	5	29	4	24	4	24	3	18	1	6	0	0	0	0	0	0
Banking, Finance and Insurance	10	29	3	9	6	17	6	17	0	0	0	0	2	6	8	23
Business Services	35	35	19	19	11	11	7	7	3	3	2	2	3	3	20	20
Other Services	10	18	8	14	13	23	5	9	1	2	0	0	2	4	18	32
Total	76	25	52	17	57	19	40	13	7	2	2	1	9	3	58	19

Base: all with leasehold/licence premises (301)

No. Employees	< 1 year		1-2		3-5		6-10		11-15		16-20		21+		Don't know	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
1 to 10	70	26	46	17	52	19	32	12	7	3	1	0	8	3	54	20
11 to 49	5	23	4	18	4	18	4	18	0	0	1	5	1	5	3	14
50+	1	11	2	22	1	11	4	44	0	0	0	0	0	0	1	11
Total	76	25	52	17	57	19	40	13	7	2	2	1	9	3	58	19

Base: all with leasehold/licence premises (301)

B.80 Businesses in the Banking, Finance & Insurance sector have on average the longest time remaining on their leases (Table B34). Businesses in this sector have a mean average of 11.9 years left remaining on their lease. Those in the Construction sector have the least time remaining with a mean average of 2.8 years left.

B.81 There is not much difference when looking by size of firm. On average the small businesses have the most amount of time left on their leases with a mean average of 6.5 years, whilst the medium-size businesses have the least, with a mean average of 5.1 years.

Table B.33 - Mean Number of Years Remaining on Existing Lease/Licence

Industry Sector	Base (no. respondents)	Mean (years)
Manufacturing	44	7.6
Construction	4	2.8
Distribution & Wholesale	32	3.7
Transport & Communications	17	3.8
Banking, Finance & Insurance etc	27	11.9
Business Services	80	6.9
Other Services	39	4.1
Total	243	6.4
No. Employees		
1 to 10	216	6.6
11 to 49	19	5.1
50+	8	5.8
Total	243	6.5

Base: all with lease/licence premises who were able to give an answer (243)

LENGTH OF TIME IN BOROUGH

- B.82 Respondents were asked to say how long their businesses have been established in the Borough. Table B35 shows that the largest proportion of businesses surveyed had been in existence in Hackney for “1-5 years” (43%).

Table B.34 – Years Established in Hackney

Industry Sector	< 1 year		1-5		6-10		11-15		16-20		20+	
	No	%	No	%	No	%	No	%	No	%	No	%
Manufacturing	4	5	23	29	15	19	7	9	9	11	22	28
Construction	1	4	11	48	1	4	3	13	4	17	2	9
Distribution and Wholesale	2	3	16	26	14	22	7	11	9	14	14	22
Transport and Communications	1	4	7	30	6	25	2	8	3	13	5	21
Banking, Finance and Insurance	4	6	35	52	12	18	6	9	6	9	4	6
Business Services	11	7	85	54	34	22	10	6	10	6	6	4
Other Services	6	7	39	45	23	27	3	3	6	7	7	8
Total	29	6	214	43	105	21	38	8	47	9	60	12

Base: all businesses (493)¹⁰.

No. Employees	< 1 year		1-5		6-10		11-15		16-20		20+	
	No	%	No	%	No	%	No	%	No	%	No	%
1 to 10	27	6	198	45	93	21	30	7	42	9	53	12
11 to 49	2	5	14	37	8	21	4	11	4	11	6	16
50+	0	0	2	17	4	33	1	8	1	8	0	0
Total	29	6	214	43	105	21	38	8	47	9	60	12

Base: all businesses (493).

B.83 Table B36 illustrates the mean number of years established in Hackney for each broad sector. Manufacturing companies accounted for the sector established longest in the Borough with a mean average of 16.2 years for all firms. Business Services represented the shortest amount of time in the borough with a mean of 6.8 years.

B.84 On average larger firms (50 or more staff) have been established in the Borough for 12.7 years, whilst those with less than 10 employees have a mean average of 10 years established in the Borough.

¹⁰ Two respondents did not answer the question

Table B.35 – Mean Number of Years Established in Hackney

Industry Sector	Base (no. respondents)	Mean (years)
Manufacturing	80	16.2
Distribution and Wholesale	62	14.7
Transport and Communications	24	13.1
Construction	22	8.8
Other Services	84	8.3
Banking, Finance and Insurance	67	7.8
Business Services	154	6.8
Total	493	10.1
No. Employees		
1 to 10	443	10.0
11 to 49	38	10.9
50+	12	12.7
Total	493	10.1

Base: all businesses (493).

FLOORSPACE

- B.85 Respondents were asked to estimate the total floor space occupied by the business' premises. Respondents answered in either imperial or metric measurements, with all responses converted in to square feet to assist with analysis in Table B37. Many respondents could not answer the question¹¹.

¹¹ 169 respondents were unable to answer the question. Note very small sample sizes of sub-groups when comparing percentages and means

Table B.36 - Overall Total Floor Space Occupied (Square Feet)

Area (square feet)	No.	%
1-500	101	31
501-1,000	70	21
1,001-2,000	61	18
2,001-3,000	34	10
3,001-4,000	15	5
4,001-5,000	12	3
5,001-10,000	18	5
10,001+	20	6
Total	331	100

Base: 331 respondents who provided an answer

Table B.37 – Overall Total Floor Space Occupied (Square Metres)

Area (square metres)	No.	%
1-50	106	32
51-100	70	21
101-200	61	18
201-300	31	9
301-400	14	4
401-500	13	4
501-1,000	17	5
1,001+	19	6
Total	331	100

B.86 Table B39 illustrates the mean floor space occupied according to sector. When calculating the mean, those respondents who had reported particularly small and particularly large values were excluded to ensure that these 'outliers' did not adversely effect the final figures.

B.87 The Distribution and Wholesale sector requires the largest amount of floor space, with a mean average of 5,215 square feet. The Construction and Transport and Communications sectors require the least: with averages of 1,599 square feet and 1,593 square feet respectively. There is an obvious correlation between floor space and number of employees: Firms with more than 50 staff require an average of

12,625 square feet, whilst firms of between 1 and 10 employees require 2,170 square feet.

Table B.38 – Mean Floor Space Occupied

Industry Sector	Sq.Metres	Sq Feet
Manufacturing	309	3321
Construction	149	1599
Distribution & Wholesale	484	5215
Transport & Communications	148	1593
Banking, Finance & Insurance etc	163	1756
Business Services	188	2021
Other Services	343	3692
Base	314	314
No. Employees		
1 to 10	202	2170
11 to 49	751	8082
50+	1173	12625
Overall	265	2849
Base	314	314

Base: 314 respondents - excludes non-responses and outliers

ACTIVITIES

- B.88 Respondents were asked to estimate the proportions of floor space in their premises that they dedicate to a range of business activities. The following tables show the proportion of respondents who dedicate a particular proportion of their floor space to an activity. The proportions of floor space are in ranges, from no floor space being dedicated to the activity, up to 75% to 100% of floor space being dedicated to the activity. The tables also show the mean proportion of floor space dedicated to the activity across the industry sector.

B.89 On average, respondents dedicate 55% of their floor space to office activities. Table B40 shows the proportions of floor space dedicated to office activities by industry sector and by size band. It shows that nearly half of respondents (45%) dedicate between 76% and 100% of their floor space to office activities. 16% of firms have no floor space dedicated to office activities. Firms within the Distribution and Wholesale and Manufacturing sectors dedicate the least floorspace to office activities, allocating an average of just 15% and 33% respectively. Firms within the Banking, Finance and Insurance sector were most likely to dedicate floorspace to office activities, with an average of 82% of floorspace given over to such activities.

Table B.39 - Proportion of Floor Space Dedicated to Office Activities

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
Manufacturing	33	12	15	37	46	13	16	2	2	14	17	3	4
Construction	65	3	13	4	17	1	4	0	0	13	57	2	9
Distribution and Wholesale	15	14	22	36	57	7	11	1	2	1	2	4	6
Transport and Communications	64	2	8	5	21	1	4	3	13	13	54	0	0
Banking, Finance and Insurance	82	6	9	2	3	6	9	0	0	53	78	1	1
Business Services	71	22	14	18	12	5	3	5	3	103	66	2	1
Other Services	46	22	26	18	21	10	12	1	1	29	34	6	7
Total	55	81	16	120	24	43	9	12	2	226	45	18	4

Base: all businesses (500)

Size	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
1 to 10	54	81	18	106	24	36	8	10	2	201	45	16	4
11 to 49	59	0	0	13	34	7	18	1	3	17	45	0	0
50+	86	0	0	1	8	0	0	1	8	8	67	2	17
Total	55	81	16	120	24	43	9	12	2	226	45	18	4

Base: all businesses (500)

B.90 Larger firms appear to have more space dedicated to office activities than smaller firms. All firms with 11 or more employees have at least some dedicated office space, whilst firms with more than 50 employees dedicate an average 86% of floorspace to office activities.

B.91 As Table B41 illustrates, the average proportion of space dedicated to production by respondents is 14%. 78% of respondents have no floor space dedicated to production. The Manufacturing sector is most likely to dedicate floorspace to production with an average of 38% given over to such activities. 28% of Manufacturing firms dedicate between 76-100% of their floor space to production activities. It is important to note that businesses were categorised by sector according to the central activity of its business. This means that it is possible that a firms' central business is indeed Manufacturing, but may have a HQ in Hackney which undertakes only administrative work. This explains the fact that 46% of all Manufacturing firms have no floor space dedicated to production. The Banking, Finance & Insurance sector is least likely to dedicate any proportion of floorspace to production at just 3% on average.

Table B.40 – Proportion of Floor Space Dedicated to Production

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
Manufacturing	38	37	46	2	2	11	14	6	7	23	28	2	2
Construction	15	17	74	1	4	1	4	0	0	3	13	1	4
Distribution and Wholesale	14	48	76	1	2	2	3	1	2	7	11	4	6
Transport and Communications	6	21	88	1	4	1	4	0	0	1	4	0	0
Banking, Finance and Insurance	3	63	93	1	1	2	3	0	0	1	1	1	1
Business Services	8	136	88	4	3	1	1	0	0	12	8	2	1
Other Services	11	67	78	1	1	3	3	2	2	6	7	7	8
Total	14	389	78	11	2	21	4	9	2	53	11	17	3

Base: all businesses (500)

Size	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
1 to 10	13	255	79	8	2	18	4	7	2	46	10	16	4
11 to 49	22	24	63	3	8	3	8	1	3	7	18	0	0
50+	6	10	83	0	0	0	0	1	8	0	0	1	8
Total	14	389	78	11	2	21	4	9	2	53	11	17	3

Base: all businesses (500)

- B.92 Table B41 also illustrates the amount of floorspace given over to production by business size. Firms with more than 50 employees are less likely to dedicate floorspace to production, with an average proportion of just 6%. Firms that employ between 10 and 49 staff are most likely, with an average of 22% given over to production.
- B.93 Table B42 illustrates that only 17% of firms dedicate any of their floor space to studio or flexible workspace. The average amount of floorspace given over to such activities for all firms is just 12%. A notable trend from the table shows that those firms that do have studio or flexible workspace, tend to dedicate a high proportion of their total floor space to this use (10% of firms dedicate 75-100% of their floor space) and, in particular, 21% of the Other Services sector dedicates 75%-100% of its floorspace to this purpose.
- B.94 Analysis by sector, which includes firms who responded with 'don't know', shows that the most likely sectors dedicate floorspace to studio or flexible workspace are: Other Services (25% of floorspace dedicated to this purpose on average); Distribution and Wholesale (12%); and Business Services (13%). The least likely sectors to have studio or flexible workspace are: Banking, Finance and Insurance (4% of floorspace dedicated to this purpose on average) and Construction (5%).
- B.95 Analysis by size of firm indicates that smaller firms are much more likely to dedicate floor space to studio or flexible workspace – small businesses dedicate an average of 13% of floorspace to such uses whilst large firms dedicate just 2% on average.

Table B.41 – Proportion of Floor Space Dedicated to Studio/Flexible Workspace

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
Manufacturing	8	67	83	5	6	2	2	0	0	5	6	2	2
Construction	5	20	87	1	4	0	0	0	0	1	4	1	4
Distribution and Wholesale	12	49	78	2	3	0	0	1	2	7	11	4	6
Transport and Communications	8	20	83	2	8	0	0	1	4	1	4	0	0
Banking, Finance and Insurance	4	61	90	3	4	2	3	0	0	1	1	1	1
Business Services	13	125	81	6	4	3	2	3	2	16	10	2	1
Other Services	25	56	65	1	1	4	5	1	1	18	21	6	7
Total	12	398	80	20	4	11	2	6	1	49	10	16	3

Base: all businesses (500)

Size	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
1 to 10	13	356	79	16	4	9	2	6	1	48	11	15	3
11 to 49	6	32	84	3	8	2	5	0	0	1	3	0	0
50+	2	10	83	1	8	0	0	0	0	0	0	1	8
Total	12	398	80	20	4	11	2	6	1	49	10	16	3

Base: all businesses (500)

B.96 There are clear differences between sectors regarding floor space dedicated to warehousing and storage (Table B43). The Distribution and Wholesale sector are most likely to dedicate floor space to this use – firms within this sector dedicate an average of 31% of floorspace to this use and approximately 25% dedicate the majority of their floor space to it (76-100% of floorspace). Least likely to dedicate floor space to warehousing and storage are professional sectors. Just 1% of the floorspace of firms within the Banking, Finance & Insurance and Business Services sectors is dedicated to warehousing/storage.

B.97 Smaller firms are more likely to dedicate a larger proportion of floorspace to warehousing and storage. Firms that employee under 10 staff dedicate an average of 8% to such uses where as firms with more than 50 staff dedicate do not dedicate any on average.

Table B.42 – Proportion of Floor Space Dedicated to Warehouse/Storage

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
		%	No	%	No	%	No	%	No	%	No	%	
Manufacturing	11	57	70	11	14	5	6	2	2	4	5	2	2
Construction	9	18	78	1	4	0	0	0	0	2	9	2	9
Distribution and Wholesale	31	28	44	10	16	2	3	3	5	16	25	4	6
Transport and Communications	12	20	83	1	4	0	0	0	0	3	13	0	0
Banking, Finance and Insurance	1	65	96	1	1	1	1	0	0	0	0	1	1
Business Services	1	145	94	4	3	4	3	0	0	0	0	2	1
Other Services	5	68	79	7	8	1	1	1	1	2	2	7	8
Total	8	401	80	35	7	13	3	6	1	27	5	18	4

Base: all businesses (500)

Size	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
		%	No	%	No	%	No	%	No	%	No	%	
1 to 10	8	360	80	31	7	10	2	6	1	26	6	17	4
11 to 49	6	30	79	4	11	3	8	0	0	1	3	0	0
50+	0	11	92	0	0	0	0	0	0	0	0	1	8
Total	8	401	80	35	7	13	3	6	1	27	5	18	4

Base: all businesses (500)

B.98 The vast majority of respondent firms stated that they have no space, or do not know how much space they have dedicated to showroom uses (96%) as shown in Table B44. Of the firms that did know, Distribution and Wholesale firms are most likely to dedicate floor space to showroom – an average of 12% of floorspace is dedicated to this use from firms within this sector. No businesses in the Banking, Finance and Insurance sector responded that they had any space dedicated. Likewise, no firms employing more than 50 staff stated that they had any floor space dedicated to showroom.

Table B.43 – Proportion of Floor Space Dedicated to Showroom

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
Manufacturing	3	72	89	4	5	1	1	2	2	0	0	2	2
Construction	1	19	83	2	9	0	0	0	0	0	0	2	9
Distribution and Wholesale	12	50	79	1	2	0	0	1	2	7	11	4	6
Transport and Communications	2	23	96	0	0	0	0	1	4	0	0	0	0
Banking, Finance and Insurance	0	67	99	0	0	0	0	0	0	0	0	1	1
Business Services	0	152	98	1	1	0	0	0	0	0	0	2	1
Other Services	3	76	88	0	0	2	2	0	0	1	1	7	8
Total	3	459	92	8	2	3	1	4	1	8	2	18	4

Base: all businesses (500)

Size	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
1 to 10	3	412	92	6	1	3	1	4	1	8	2	17	4
11 to 49	1	36	85	2	5	0	0	0	0	0	0	0	0
50+	0	11	92	0	0	0	0	0	0	0	0	1	8
Total	3	459	92	8	2	3	1	4	1	8	2	18	4

Base: all businesses (500)

B.99 Very few respondents stated that they had any floor space vacant as shown in Table B45. 99% stated that they either had none or did not know. The Other Services sector was the most likely of all sectors, with an average of 2% of vacant floorspace, where as firms with more than 50 employees have an average of 3% vacant floorspace¹².

¹² Note very small sample sizes of sub-groups when comparing percentages and means

Table B.44 – Proportion of Floor Space Vacant

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
		%	No	%	No	%	No	%	No	%	No	%	No
Manufacturing	0	78	96	1	1	0	0	0	0	0	0	2	2
Construction	0	21	91	0	0	0	0	0	0	0	0	2	9
Distribution and Wholesale	0	59	94	0	0	0	0	0	0	0	0	4	6
Transport and Communications	0	24	100	0	0	0	0	0	0	0	0	0	0
Banking, Finance and Insurance	0	67	99	0	0	0	0	0	0	0	0	1	1
Business Services	0	150	97	2	1	1	1	0	0	0	0	2	1
Other Services	2	77	90	0	0	0	0	1	1	1	1	7	8
Total	1	476	95	3	1	1	0	1	0	1	0	18	4

Base: all businesses (500)

Size	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
		%	No	%	No	%	No	%	No	%	No	%	No
1 to 10	0	428	95	3	1	0	0	1	0	1	0	17	4
11 to 49	0	38	100	0	0	0	0	0	0	0	0	0	0
50+	3	10	83	0	0	1	8	0	0	0	0	1	8
Total	1	476	95	3	1	1	0	1	0	1	0	18	4

Base: all businesses (500)

B.100 Few respondents stated that their firms had any space dedicated to other uses (Table B46). An average of 15% of all floorspace is dedicated to other uses from firms within the Distribution and Wholesale sector. Firms from the Business Services sector dedicate the least to 'Other' uses with just 4% on average.

Table B.45 – Proportion of Floor Space Dedicated to Other Uses

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
Manufacturing	6	74	91	1	1	0	0	0	0	5	6	1	1
Construction	7	21	91	0	0	0	0	1	4	1	4	0	0
Distribution and Wholesale	15	47	75	3	5	1	2	0	0	9	14	3	5
Transport and Communications	6	21	88	1	4	1	4	0	0	1	4	0	0
Banking, Finance and Insurance	10	59	87	1	1	2	1	0	0	6	4	3	2
Business Services	4	143	92	1	1	2	1	0	0	6	4	3	2
Other Services	9	74	86	0	0	1	1	22	2	6	7	3	3
Total	8	439	88	7	1	5	1	4	1	34	7	11	2

Base: all businesses (500)

Industry Sector	Mean	None		1-25%		26-50%		51-75%		76-100%		Don't know	
	%	No	%	No	%	No	%	No	%	No	%	No	%
1 to 10	8	395	88	5	1	4	1	4	1	32	7	10	2
11 to 49	6	34	89	1	3	1	3	0	0	2	5	0	0
50+	2	10	83	1	8	0	0	0	0	0	0	1	8
Total	8	439	88	7	1	5	1	4	1	34	7	11	2

Base: all businesses (500)

B.101 61 respondents¹³ indicated that their businesses have other uses of floor space. These include¹⁴:

- Toilets (3)
- Accommodation/work from home (17)
- Garage/parking/loading area (4)

¹³ Note of the 61 respondents who indicated that their business does have other floor space uses, 11 were unable to estimate the amount of space dedicated to 'other' uses

¹⁴ Parenthesis shows number of responses

- Staff recreational area (1)
- Training area (3)
- Shop/retail outlet (8)
- Other informal workshop area (8)
- Other (10)

Table B.46 – Mean proportion of floor space: Summary table

Industry Sector	Office activities	Production	Studio / flexible workspace	Warehouse / storage	Showroom	Vacant	Other uses
	Mean %	Mean %	Mean %	Mean %	Mean %	Mean %	Mean %
Manufacturing	33	38	8	11	3	0	6
Construction	65	15	5	9	1	0	7
Distribution and Wholesale	15	14	12	31	12	0	15
Transport and Communications	64	6	8	12	2	0	6
Banking, Finance and Insurance	82	3	4	1	0	0	10
Business Services	71	8	13	1	0	0	4
Other Services	46	11	25	5	3	2	9
Total	55	14	12	8	3	1	8

Base: all businesses (500)

Business size	Office activities	Production	Studio / flexible workspace	Warehouse / storage	Showroom	Vacant	Other uses
	Mean %	Mean %	Mean %	Mean %	Mean %	Mean %	Mean %
1 to 10	54	13	13	8	3	0	8
11 to 49	59	22	6	6	1	0	6
50 +	86	6	2	0	0	3	2
Total	55	14	12	8	3	1	8

Base: all businesses (500)

PREMISES AIMED AT MEETING THE NEEDS OF NEW, SMALL OR SPECIALIST FIRMS

B.102 Respondents were asked whether the premises which they occupy were aimed at providing for the needs of new, small or specialist firms (Table B48). 86 respondents (17%) stated that they were. Most likely sectors to occupy such premises were: Other Services (26%); Manufacturing (22%); and Banking, Finance and Insurance (18%). Least likely were Construction and Transport and Communications firms (4%).

Table B.47 – Premises aimed at providing for the Needs of New, Small or Specialist Firms

Industry Sector	Yes		No	
	No.	%	No.	%
Manufacturing	18	22	63	78
Construction	1	4	22	96
Distribution and Wholesale	5	8	58	92
Transport and Communications	1	4	23	96
Banking, Finance and Insurance	12	18	56	82
Business Services	27	17	128	83
Other Services	22	26	64	74
Total	86	17	414	83
No. Employees				
1 to 10	79	18	371	82
11 to 49	6	16	32	84
50+	1	8	11	92
Total	86	17	414	83

Base: all businesses (500)

B.103 Of the 86 respondents who stated that their premises were aimed at small/specialist firms, the majority (70.9%) described their premises as “managed workspace” (small premises with flexible lease/license conditions). 24.4% would describe their premises as “serviced office accommodation” (small furnished premises with provided computers and shared reception) (Table B49). Much smaller numbers of respondents stated that they occupied other types of premises. It is likely that a number of managed workspaces provide core activities to the businesses occupying their premises such as shared office services, equipment, security etc.

Table B.48 – Description of Premises for Small/Specialist Firms

Description	No.	%
Managed workspace (small premises with flexible lease/license conditions)	61	70.9
Serviced office accommodation (small furnished premises with provided computers and shared reception/meeting facilities)	21	24.4
Incubator/enterprise units (aimed at start up companies)	3	3.5
Innovation centre	1	1.2
Mixed use live/work space	1	1.2
Shares premises with other artists	1	1.2
Total	86	100

Base: all whose premises are aimed at providing for needs of small/specialist firms (86)

COST OF BUSINESS ACCOMMODATION

- B.104 Respondents were asked to estimate how much of the business' turnover is spent on business accommodation (excluding rates), with responses shown in Table B50.
- B.105 Approximately half (51%) of those interviewed did not know the proportion of turnover spent on accommodation. 37% spent up to a quarter of their turnover on accommodation, whilst 9% spent none of their turnover.
- B.106 Few firms appear to spend more than a quarter of their turnover on accommodation. Business Services and Other Services appear more likely to spend more than 25%, although figures are low.

Table B.49 – Proportion of Turnover Spent on Accommodation

Industry Sector	Percentage of Turnover											
	0%		1-25%		26-50%		51-75%		76-100%		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	11	14	33	41	1	1	0	0	0	0	36	44
Construction	5	22	7	30	0	0	0	0	0	0	11	48
Distribution and Wholesale	6	10	22	35	1	2	0	0	0	0	34	54
Transport and Communications	0	0	6	25	2	8	0	0	0	0	16	67
Banking, Finance and Insurance	7	10	20	29	1	1	0	0	0	0	40	59
Business Services	13	8	72	46	2	1	0	0	1	1	67	43
Other Services	3	3	27	31	3	3	1	1	1	1	51	59
Total	45	9	187	37	10	2	1	0	2	0	255	51

Base: all businesses (500)

No. Employees	Percentage of Turnover											
	0%		1-25%		26-50%		51-75%		76-100%		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	39	9	168	37	10	2	1	0	1	0	231	51
11 to 49	4	11	17	45	0	0	0	0	0	0	17	45
50+	2	17	2	17	0	0	0	0	1	8	7	58
Total	45	9	187	37	10	2	1	0	2	0	255	51

Base: all businesses (500)

Cost of Premises

B.107 Businesses occupying their premises on a leasehold or license or 'other' basis were asked to quantify their approximate annual expenditure on their business premises (Table 3.20). 93% of businesses surveyed spend under £50,000 per year on their business premises, with 51% spending between £10,001 and £50,000. Only 5 businesses (3%) spend over £100,000 per annum on their business premises.

Table B.50 - Annual Expenditure on Business Premises

Annual Cost	Number	Percentage
Up to £500	3	2
£501 - £1,000	1	1
£1,000 - £5,000	14	8
£5,001 - £10,000	55	32
£10,000 - £50,000	90	53
£50,001 - £100,000	5	3
Over £100,000	3	2

Base: all businesses not occupied on a freehold basis (406) who were able to provide a response (171)

B.108 Table B52 illustrates the total expenditure on business premises by sector and size of business, for those businesses where respondents provided an estimate of expenditure on total space¹⁵.

B.109 The most common amount spent annually on business premises was between £10,001 and £50,000, with 53% of respondents falling into this band. This was also the most common band for all of the industry sectors, with the construction sector being the only exception, and for each of the three business size bands.

¹⁵ Note very small sample sizes of sub-groups when comparing percentages and means

Table B.51 - Annual Expenditure on Business Premises (Total space)

Industry Sector	Cost of Premises													
	Up to £500		£501-£1,000		£1,001-£5,000		£5,001-£10,000		£10,001-£50,000		£50,001-£100,000		Over £100,000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	0	0	0	0	1	3	3	10	24	80	0	0	2	7
Construction	0	0	0	0	1	25	3	75	0	0	0	0	0	0
Distribution and Wholesale	0	0	0	0	2	7	10	37	14	52	1	4	0	0
Transport and Communications	1	11	1	11	0	0	2	22	5	56	0	0	0	0
Banking, Finance and Insurance	0	0	0	0	2	12	5	29	8	47	2	12	0	0
Business Services	1	2	0	0	4	8	20	38	26	49	2	4	0	0
Other Services	1	3	0	0	4	13	12	39	13	42	0	0	1	3
Total	3	2	1	1	14	8	55	32	90	53	5	3	3	2

Base: all businesses not occupied on a freehold basis for which respondents gave an answer (171)

Industry Sector	Cost of Premises													
	Up to £500		£500-£1,000		£1,001-£5,000		£5,001-£10,000		£10,001-£50,000		£50,001-£100,000		Over £100,000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	3	2	1	1	14	9	55	36	75	48	5	3	2	1
11 to 49	0	0	0	0	0	0	0	0	13	93	0	0	1	7
50+	0	0	0	0	0	0	0	0	2	100	0	0	0	0
Total	3	2	1	1	14	8	55	32	90	53	5	3	3	2

Base: all businesses not occupied on a freehold basis for which respondents gave an answer (171)

B.110 As Table B53 indicates, businesses in Hackney spend a mean average of £20,197.70 per annum on business premises. Manufacturing firms are likely to spend the most (£32,133.30), whilst Construction firms are likely to spend the least (£6,375).

Table B.52 – Mean Annual Expenditure on Business Premises (Total space)

Industry Sector	Base (no. respondents)	Mean (£)
Manufacturing	30	32133.3
Construction	4	6375.0
Distribution and Wholesale	27	13840.2
Transport and Communications	9	15316.6
Banking, Finance and Insurance	17	19852.2
Business Services	53	16583.0
Other Services	31	23654.9
Total	171	20179.7
No. Employees		
1 to 10	155	17373.7
11 to 49	14	51200.0
50+	2	20500.0
Total	171	20179.7

Base: all businesses not occupied on a freehold basis for which respondents gave a response other than 'do not know' (171)

B.111 Table B54 illustrates the average expenditure by firms on business premises per square foot. The average for all respondents is £18.30 per square foot per year. The Transport and Communication sector spends by far the most on business premises per square foot with an average of £42.60. Firms within the Construction sector spend the least with an average of just £7.90.

B.112 The standard deviation for the data is quite large, indicating that there is a wide spread of values around the mean annual expenditure figures. Overall, 85% of responses are with the range £5 per sq.ft to £80 per sq.ft.

Table B.53 – Mean Annual Expenditure on Business Premises (per sq. ft)

Industry Sector	Base (no. respondents)	Mean (£)
Manufacturing	26	14.8
Construction	3	7.9
Distribution and Wholesale	16	11.5
Transport and Communications	7	42.6
Banking, Finance and Insurance	11	18.0
Business Services	44	21.0
Other Services	19	15.5
Total	126	18.3
No. Employees		
1 to 10	114	19.3
11 to 49	10	11.0
50+	2	1.3
Total	126	18.3

Base: all businesses not occupied on freehold basis that also provided estimates of floorspace occupied by premises as well as annual cost of premises (126)

B.113 In terms of value for money, the majority of respondents (68%) feel that the current rental level of their business premises (taking into consideration location and quality of the accommodation) offers good or fair value for money (Table B55). Almost a quarter (24%), feel that their premises are poor value for money, though this is more likely amongst businesses in the Distribution and Wholesale sector (44%) and Transport & Communications sector (41%)¹⁶.

¹⁶ Note small sample sizes of sub-groups when comparing percentages

Table B.54 – Value for Money of Rental Level

Industry Sector	Good value		Fair Value		Poor value		Not applicable	
	No.	%	No.	%	No.	%	No.	%
Manufacturing	14	28	21	42	13	26	2	4
Construction	2	40	3	60	0	0	0	0
Distribution and Wholesale	8	21	12	31	17	44	2	5
Transport and Communications	5	29	3	18	7	41	2	12
Banking, Finance and Insurance	14	39	8	22	7	19	7	20
Business Services	35	34	38	37	19	19	10	10
Other Services	22	38	22	38	12	21	2	4
Total	100	33	107	35	75	24	25	9

Base: all businesses not occupied on a freehold basis (307)

No. Employees	Good value		Fair Value		Poor value		Not applicable	
	No.	%	No.	%	No.	%	No.	%
1 to 10	93	33	91	33	70	25	22	8
11 to 49	5	23	15	68	2	9	0	0
50+	2	22	1	11	3	33	3	33
Total	100	33	107	35	75	24	25	9

Base: all businesses not occupied on a freehold basis (307)

FINDINGS

B.114 The Business Survey has illustrated that businesses in Hackney are situated in a range of locations. The most stated areas for respondent businesses to be located were “mixed-use areas” (45%); “residential areas” (23%) and “town centres or commercial districts” (16%). The majority of respondents occupy their business premises on a “leasehold” basis (56%), a quarter of such firms have less than a year remaining on their lease. The mean average for firms operating within non-freehold accommodation is 6.4 years remaining on their lease/license.

B.115 In terms of length of time established within the Borough, the Survey has shown that the average business has been based in Hackney for a mean average of 10.1 years. There is also a proliferation of newly established firms. 43% of respondents stated that their firm has been established within the Borough for between one and five

years and a further 6% have been established within the Borough for less than a year.

- B.116 The average firm occupies a mean of 2,849 square feet of floor space. 80% of firms dedicate at least some of this space to office activities, 47% of firms dedicate the majority (50% or more) of their space to offices. Only 19% of firms stated that they have any space dedicated to production, the exception being in the Manufacturing sector of which 51% of firms have at least some space dedicated to production. 17% of firms have space dedicated to studio/flexible working arrangements; 16% of firms stated that they have space dedicated to storage and warehousing; 6% have space dedicated to showroom activities; and 1% of firms stated that they have at least some vacant space.
- B.117 The survey indicated that 17% of respondent firms were occupying premises aimed at small, new or specialist companies, the majority of these respondents (71%) were in managed workspace.
- B.118 A limited amount of respondents could answer questions relating to the price of accommodation. 37% stated that they spent between 1% and 25% of their annual turnover on accommodation, with 53% spending between £10,001 and £50,000 on premises annually. The mean average rent amongst respondents equated to £20,179.70 per annum. Most respondent felt that they obtained good or fair value for money from their premises (68%), although businesses in Distribution & Wholesale are more likely to feel that their premises are poor value for money (44%).

LOCAL LINKAGES

B.119 This section sets out the results respondents gave to questions regarding local linkages, looking at travel to work patterns, and supplier and customer linkages

TRAVEL TO WORK PATTERNS

Catchment Area

B.120 Respondents were asked to estimate the proportion of staff living locally within the London Borough of Hackney and is illustrated in Table B56.

B.121 The majority of respondents estimated that at least some of its workforce lived within Hackney (65%). 35% of respondents stated that none of its workforce live within the Borough. Approximately 31% of firms stated that the majority (over 50%) of their workforce lived in Hackney.

B.122 Analysis by sector indicates that firms in the Construction sector were most likely to have their employees living within the Borough (83% of firms stated that at least some of its workers live in Hackney), with 52% employing 76-100% of their workers from Hackney. The Other Services sector was the next most likely sector to have employees living within the Borough (77% of firms stated that at least some of its workers live in Hackney), with 35% employing 76-100% of their workers from Hackney. Distribution and Wholesale and Transport and Communications sectors were least likely to have employees which lived in the Borough, with both sectors stating that 48% of firms had no resident workers.

Table B.55 – Proportion of Workforce Living within Borough

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	27	34	21	26	16	20	4	5	12	15
Construction	4	17	1	4	4	17	2	9	12	52
Distribution and Wholesale	29	48	6	10	16	26	3	5	7	11
Transport and Communications	11	48	3	13	3	13	4	17	2	9
Banking, Finance and Insurance	26	40	7	11	7	11	2	3	23	35
Business Services	53	35	26	17	23	15	6	4	44	29
Other Services	19	23	11	13	20	24	5	6	29	35
Total	169	35	75	15	89	18	26	5	129	26

Base: all businesses (488)¹⁷

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	161	36	56	13	76	17	23	5	128	29
11 to 49	7	20	13	37	11	31	3	9	1	3
50+	1	11	6	67	2	22	0	0	0	0
Total	169	35	75	15	89	18	26	5	129	26

Base: all businesses (488)

Means of Transportation

B.123 Respondents estimated the proportion of employees who travel to and from work by a mode of transport other than the private car (Table B57).

¹⁷ Note that 12 respondents were unable to give an answer. These responses have been excluded from Table 2.37

B.124 The majority of businesses have employees who travel to work by modes of transport other than the car (76%). 24% of respondents stated that all of their employees travel to work by car. Employees of businesses engaged in Construction and Other Services are more likely to travel to work by car (39% and 31% respectively).

B.125 Of those businesses that have employees that travel to work by means other than the car, 58% stated that the majority (50% or more) of their employees travel to/from work by other modes. This is a stronger trend amongst businesses in the Business Services and Banking, Finance & Insurance sectors, as well as larger organisations.

Table B.56 – Proportion of Workforce Travelling to/from Work by Means Other than Private Car

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	17	21	5	6	19	24	10	13	29	36
Construction	9	39	1	4	4	17	1	4	8	35
Distribution and Wholesale	15	25	6	10	13	21	10	16	17	28
Transport and Communications	6	25	2	8	3	13	4	17	9	38
Banking, Finance and Insurance	16	25	0	0	8	13	7	11	32	51
Business Services	27	18	6	4	12	8	16	10	92	60
Other Services	26	31	3	4	5	6	10	12	39	27
Total	116	24	23	5	64	13	58	12	226	46

Base: all businesses (487)¹⁸

¹⁸ Note that 13 respondents were unable to answer the question

Industry Sector	Percentage of Workforce									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	114	26	21	5	50	11	50	11	206	47
11 to 49	2	6	1	3	14	39	6	17	13	36
50+	0	0	1	10	0	0	2	20	7	70
Total	116	24	23	5	64	13	58	12	226	46

Base: all businesses (487)

INPUT AND OUTPUT

B.126 Businesses were asked to estimate the proportions of suppliers and customers located in a number of geographical areas.

Supplier Linkages

B.127 46% of respondents stated that they have suppliers based in Hackney (Table B58). Least likely to have suppliers in the Borough were those in the Banking, Finance and Insurance sector where 67% of firms stated that none of their suppliers were based in the Borough. Most likely to source their supplies from within the Borough were companies based in the Construction sector. Only 35% of those in this sector did not have any suppliers based in Hackney.

Table B.57 - Proportion of Suppliers Based in Hackney

Industry Sector	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	43	56	24	31	8	10	1	1	1	1
Construction	7	35	6	30	2	10	0	0	5	25
Distribution and Wholesale	30	57	16	30	0	0	2	4	5	9
Transport and Communications	10	56	2	11	1	6	1	6	4	21
Banking, Finance and Insurance	35	67	7	13	3	6	3	6	4	8
Business Services	63	50	30	24	17	13	6	5	11	8
Other Services	36	55	14	22	7	11	1	1	7	11
Total	224	54	99	24	38	10	14	3	37	9

Base: all businesses that could provide an answer to the question (412).

No. Employees	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	197	53	90	24	34	9	13	4	37	10
11 to 49	23	66	8	23	4	21	0	0	0	0
50+	4	67	1	17	0	0	1	17	0	0
Total	224	54	99	24	38	10	14	3	37	9

Base: all businesses that could provide an answer to the question (412).

B.128 The majority of firms in all sectors (53%) stated that at least some of their suppliers were based in Central London (Table B59). Distribution and Wholesale firms were least likely to have suppliers in Central London (58% had none), Transport and Communications were least likely not to have any suppliers in Central London (28% of firms not having any suppliers in Central London).

Table B.58 – Proportion of Suppliers Based in Central London

Industry Sector	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	37	47	15	19	13	17	4	5	9	12
Construction	8	40	4	20	1	5	1	5	6	30
Distribution and Wholesale	31	58	10	19	3	6	3	6	6	11
Transport and Communications	5	28	8	44	3	17	1	6	1	6
Banking, Finance and Insurance	23	43	8	15	15	28	2	4	5	9
Business Services	53	41	21	16	29	23	9	7	17	13
Other Services	36	56	13	20	11	17	2	3	2	3
Total	193	47	79	19	75	18	22	5	46	11

Base: all businesses that could provide an answer (415).

No. Employees	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	175	47	70	19	69	18	20	5	40	5
11 to 49	15	43	7	20	5	14	2	6	6	17
50+	3	50	2	33	1	17	0	0	0	0
Total	193	47	79	19	75	18	22	5	46	11

Base: all businesses that could provide an answer (415).

B.129 45% of firms in all sectors stated that at least some of their suppliers were based in the rest of London (Table B60). Banking Finance and Insurance firms were least likely to have suppliers in the rest of London (67% had none), Transport and Communications were least likely not to have any suppliers in the rest of London (39% of firms not having any suppliers in Central London).

Table B.59 – Proportion of Suppliers based in the rest of London

Industry Sector	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	32	42	13	17	16	21	7	9	9	12
Construction	11	55	3	15	1	5	0	0	5	25
Distribution and Wholesale	32	60	5	9	11	21	3	6	2	4
Transport and Communications	7	39	6	33	3	17	1	6	1	6
Banking, Finance and Insurance	35	67	4	8	7	13	1	2	5	10
Business Services	75	58	21	16	24	19	3	2	6	5
Other Services	35	55	14	22	8	13	2	3	5	8
Total	227	55	66	16	70	17	17	4	33	8

Base: all businesses that could provide an answer (413).

No. Employees	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	207	56	56	15	62	17	16	4	31	8
11 to 49	17	49	8	23	7	20	1	3	2	6
50+	3	50	2	33	1	17	0	0	0	0
Total	227	55	66	16	70	17	17	4	33	8

Base: all businesses that could provide an answer (413).

B.130 The majority of respondents (86%) stated that none of their supplies came from the wider South-East region as indicated in Table B61.

B.131 The Transport and Communications sector was the most likely to have suppliers based in the South East of England, with 22% stating as such (refer to Table B61).

Table B.60 – Proportion of Suppliers Based in Rest of South East

Industry Sector	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	64	83	6	8	2	3	3	4	2	3
Construction	17	85	3	15	0	0	0	0	0	0
Distribution and Wholesale	43	81	3	6	1	2	2	4	4	8
Transport and Communications	14	78	2	11	0	0	1	6	1	6
Banking, Finance and Insurance	47	90	1	2	3	6	0	0	1	2
Business Services	112	87	8	6	2	2	1	1	6	5
Other Services	57	89	3	5	0	0	1	1	3	5
Total	354	86	26	6	8	2	8	2	17	4

Base: all businesses that could provide an answer (413)

No. Employees	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	319	86	26	7	7	2	7	2	13	3
11 to 49	31	89	0	0	0	0	1	3	3	9
50+	4	67	0	0	1	17	0	0	1	17
Total	354	86	26	6	8	2	8	2	17	4

Base: all businesses that could provide an answer (413)

B.132 58% of all respondents stated that they had no suppliers based nationally as illustrated in Table B62. The Other Services sector was most likely to source its supplies nationally, with 55% of firms in this sector with some proportion of supplier within the UK but outside the South East.

Table B.61 – Proportion of Suppliers Based Nationally

Industry Sector	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	42	55	9	12	11	14	4	5	11	14
Construction	16	80	3	15	1	5	0	0	0	0
Distribution and Wholesale	34	64	7	13	3	6	2	4	7	13
Transport and Communications	12	67	1	6	4	22	0	0	1	6
Banking, Finance and Insurance	27	51	2	4	7	13	3	6	14	26
Business Services	81	62	6	5	19	15	3	2	21	16
Other Services	29	45	5	8	9	14	6	9	15	23
Total	241	58	33	8	54	13	18	4	69	17

Base: all businesses that could provide an answer (415)

No. Employees	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	218	58	30	8	50	13	16	4	59	16
11 to 49	20	57	3	9	3	9	2	6	7	20
50+	3	43	0	0	1	14	0	0	3	43
Total	241	58	33	8	54	13	18	4	69	17

Base: all businesses that could provide an answer (415)

B.133 Table B63 illustrates that 85% of all respondents stated that they had no international suppliers.

B.134 Firms in the Distribution and Wholesale sector were most likely to have an international supply base, with 29% of all firms using international suppliers.

Table B.62 – Proportion of Suppliers Based Internationally

Industry Sector	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	66	86	2	3	5	6	2	3	2	3
Construction	19	95	1	5	0	0	0	0	0	0
Distribution and Wholesale	37	71	2	4	3	6	3	6	7	13
Transport and Communications	16	80	2	10	1	5	0	0	1	5
Banking, Finance and Insurance	46	87	3	6	1	2	1	2	2	4
Business Services	120	93	2	2	3	2	1	1	3	2
Other Services	51	80	6	9	5	8	0	0	2	3
Total	355	85	19	5	18	4	7	2	17	4

Base: all businesses that could provide an answer (425)

No. Employees	Percentage of Suppliers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	320	85	18	5	15	4	6	2	16	4
11 to 49	31	89	0	0	2	6	1	3	1	3
50+	4	67	1	17	1	17	0	0	0	0
Total	355	85	19	5	18	4	7	2	17	4

Base: all businesses that could provide an answer (425)

Customer Linkages

B.135 Table B64 shows that, interestingly, a large proportion of respondents (47%) stated that they have no customers based in the London Borough of Hackney. Just 16% stated that a majority (over 50%) of customers come from within Hackney.

B.136 Distribution and Wholesale, and Construction are the sectors most likely to have local customers, with 76% and 74% respectively of firms in these sectors stating at least some customers within Hackney respectively. Banking, Finance and Insurance and

the Business Services sectors are least likely to have customers within Hackney with 59% of firms and 54% of firms respectively stating no Hackney-based customers.

Table B.63 – Proportion of Customers Based in Hackney

Industry Sector	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	41	52	26	34	4	5	1	1	5	6
Construction	6	26	5	22	7	30	2	9	3	13
Distribution and Wholesale	14	24	15	25	4	7	6	10	20	34
Transport and Communications	8	33	6	25	1	4	3	13	6	25
Banking, Finance and Insurance	39	59	16	24	8	12	1	2	2	3
Business Services	81	54	42	28	12	8	4	3	11	7
Other Services	38	48	22	28	7	9	0	0	12	15
Total	227	47	132	28	43	9	17	4	59	12

Base: all businesses that could provide an answer (478).

No. Employees	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	205	48	119	28	39	8	14	3	54	13
11 to 49	18	49	8	22	3	8	3	8	5	14
50+	4	40	5	50	1	10	0	0	0	0
Total	227	47	132	28	43	9	17	4	59	12

Base: all businesses that could provide an answer (478).

B.137 62% of those businesses interviewed have some customers within Central London (Table B65). The Construction, Manufacturing and Business Services sectors have the greatest reliance upon Central London for their customer base with around 65% of businesses in these sectors having at least some customers in Central London. 49% of the Distribution and Wholesale sector had no customers based in Central London, therefore having the least reliance on Central London as a customer base.

B.138 According to analysis by number of employees, medium sized companies (11 to 49 employees) are nearly twice as likely as large companies (50+ employees) not to have any customers within Central London (51% and 30% having no Central London customers respectively).

Table B.64 – Proportion of Customers Based in Central London

Industry Sector	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	27	35	18	23	16	21	6	8	10	13
Construction	8	35	9	39	1	4	0	0	5	22
Distribution and Wholesale	29	49	15	25	9	15	2	3	4	7
Transport and Communications	9	38	6	25	4	17	3	13	2	8
Banking, Finance and Insurance	25	38	12	18	11	17	3	5	15	23
Business Services	52	35	31	21	27	18	15	10	25	17
Other Services	34	43	31	39	9	6	4	3	1	1
Total	184	38	122	26	77	16	33	7	62	13

Base: all businesses that could provide an answer (478)

No. Employees	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	162	38	106	25	76	18	28	6	59	14
11 to 49	19	51	12	32	1	3	2	5	3	8
50+	3	30	4	40	0	0	3	30	0	0
Total	184	38	122	26	77	16	33	7	62	13

Base: all businesses that could provide an answer (478)

B.139 As Table B66 indicates, 51% of respondents stated that they did not have any customers based within the rest of London (excluding Central London and Hackney). The Construction sector is most likely to have some of its customer base within the rest of London with 65% of firms stating as such.

Table B.65 – Proportion of Customers Based in Rest of London

Industry Sector	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	34	44	13	17	21	27	6	8	3	4
Construction	8	35	4	17	6	26	3	13	2	9
Distribution and Wholesale	30	51	10	17	15	25	2	3	2	3
Transport and Communications	10	42	6	25	6	25	0	0	2	8
Banking, Finance and Insurance	40	61	14	21	7	11	1	2	4	6
Business Services	81	54	31	21	30	20	6	4	2	2
Other Services	40	51	21	27	10	13	4	5	4	5
Total	243	51	99	21	95	20	22	5	19	4

Base: all businesses that could provide an answer (478)

No. Employees	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	219	51	88	20	87	20	19	4	18	4
11 to 49	19	51	8	22	7	19	2	5	1	3
50+	5	50	3	30	1	10	1	10	0	0
Total	243	51	99	21	95	20	22	5	19	4

Base: all businesses that could provide an answer (478)

B.140 Table B67 shows that 83% of respondents stated that none of their customers were based in the wider South-East of England. Least likely to have any customers in the South East are the Business Services sector and the Other Services sector, 85% and 87% respectively.

Table B.66 – Proportion of Customers Based in Rest of South East

Industry Sector	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	63	82	11	14	1	1	1	1	1	1
Construction	17	74	5	22	0	0	0	0	1	4
Distribution and Wholesale	48	83	7	12	2	3	0	0	1	2
Transport and Communications	20	83	4	17	0	0	0	0	0	0
Banking, Finance and Insurance	53	80	6	9	1	2	3	5	3	5
Business Services	128	85	11	7	6	4	1	1	4	3
Other Services	69	87	5	6	4	5	1	1	0	0
Total	398	83	49	10	14	3	6	1	10	2

Base: all businesses that could provide an answer (477).

No. Employees	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	361	84	43	10	11	3	6	1	9	2
11 to 49	30	81	5	14	2	5	0	0	0	0
50+	7	70	1	10	1	10	0	0	1	10
Total	398	83	49	10	14	3	6	1	10	2

Base: all businesses that could provide an answer (477).

B.141 As Table B68 indicates, over half of respondents (59%) have no national customer base (outside of the south east). 22% have up to half of their customers based across the UK. The Manufacturing sector is most likely to have a national customer base, nearly half (49%) of manufacturers have some nationwide customers. Other Services and Banking, Finance and Insurance sectors are also more likely to have a national customer base as are medium sized firms (11-49 employees).

B.142 Construction is least likely – 83% of respondents from this sector stated that none of their customers were based in the wider UK.

Table B.67 – Proportion of Customers Based Nationally

Industry Sector	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	39	51	14	18	10	13	3	4	11	14
Construction	19	83	2	9	1	4	1	4	0	0
Distribution and Wholesale	40	69	8	14	2	3	2	3	6	10
Transport and Communications	18	75	3	13	2	8	0	0	1	4
Banking, Finance and Insurance	36	55	8	12	7	11	4	6	11	17
Business Services	90	60	16	11	16	11	7	5	21	14
Other Services	40	51	8	10	10	13	6	8	15	19
Total	282	59	59	12	48	10	23	5	65	14

Base: all businesses that could provide an answer (477).

No. Employees	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	260	60	53	12	41	10	20	5	56	13
11 to 49	17	46	4	11	6	16	1	3	9	24
50+	5	50	2	20	1	10	2	20	0	0
Total	282	59	59	12	48	10	23	5	65	14

Base: all businesses that could provide an answer (477).

B.143 Table B69 illustrates that 80% of respondent firms stated that they did not have any international customers. Companies in the Other Services sector are much more likely than other sectors to have an international customer base – 41% of firms stated that they had some international customers. Business Services and larger firms were also more likely to have international customers.

Table B.68 – Proportion of Customers Based Internationally

Industry Sector	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	67	87	2	3	4	5	2	3	2	3
Construction	22	96	1	4	0	0	0	0	0	0
Distribution and Wholesale	52	88	5	8	0	0	1	2	1	2
Transport and Communications	23	96	1	4	0	0	0	0	0	0
Banking, Finance and Insurance	56	85	7	11	3	5	0	0	0	0
Business Services	117	78	12	8	11	8	1	1	9	6
Other Services	47	59	14	18	12	15	2	3	4	5
Total	384	80	42	9	30	6	6	1	16	3

Base: all businesses that could provide an answer (477).

No. Employees	Percentage of Customers									
	0%		1-25%		26-50%		51-75%		76-100%	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	348	81	37	9	26	6	6	1	14	3
11 to 49	30	81	4	11	2	5	0	0	1	2
50+	6	60	1	10	2	20	0	0	1	10
Total	384	80	42	9	30	6	6	1	16	3

Base: all businesses that could provide an answer (477).

KEY FINDINGS

B.144 The findings from the business survey illustrated in this section have shown that a large proportion of staff employed by respondent firms live, as well as work, within the London Borough of Hackney. 65% of respondents stated that at least some of its workforce lives within the Borough, whilst 31% stated that the majority (50% or more) of their employees are Hackney residents. Whilst respondents stated that 24% of staff travels to/from work by car, over three-quarters travel by alternative means. 58% respondents stated that the majority (50% or more) of its workforce travelled to/from work by alternative means (i.e. public transport, cycling or walking).

- B.145 With regard to supplier linkages 46% of respondents stated that at least some of their suppliers were based within the Borough. 53% of businesses have suppliers in Central London; 14% have suppliers based in the wider South-East region, 42% have suppliers based across the UK; and 15% have suppliers based abroad.
- B.146 The business survey also demonstrates that the majority (53%) of firms have at least some of their customers based within Hackney and 62% in Central London. 49% of businesses have customers based across the rest of London; 17% have customers based in the wider South East; 41% have customers based in other parts of the UK and 20% have global customers.

EXPANSION AND RELOCATION PLANS

B.147 This section looks at respondents' plans for future expansion and relocation. This includes whether businesses are likely to expand and planned areas for investment, whether Hackney Borough Council has been contacted for assistance in expansion plans, whether firms have considered relocating further a field, preferred locations, floor space and premises requirements, and the availability of premises within the Borough.

EXPANSION AND AREAS OF INVESTMENT

B.148 Respondents were asked a series of questions about their future plans for investment and expansion.

B.149 41% of respondents have plans to expand in the next five years (Table B70), most likely are those in the Business Services sector, 54% have expansion plans. The Construction (48%) and Transport & Communication (50%) sectors also had a reasonably high level of firms which stated they had expansion plans. Firms in the Distribution and Wholesale sector are least likely to expand – 56% in this sector stated that they were not going to expand.

B.150 Larger firms (50+ staff) were slightly more likely to expand than their smaller counterparts (1-10 staff).

Table B.69 – Whether Business will expand in the Next Five Years

Industry Sector	Yes		No		Don't know	
	No.	%	No.	%	No.	%
Manufacturing	29	36	40	49	12	15
Construction	11	48	9	39	3	13
Distribution and Wholesale	17	27	35	56	11	17
Transport and Communications	12	50	9	38	3	13
Banking, Finance and Insurance	25	37	28	41	15	22
Business Services	83	54	49	32	23	15
Other Services	28	33	37	43	21	24
Total	205	41	207	41	88	18
No. Employees						
1 to 10	181	40	195	43	74	16
11 to 49	18	47	8	21	12	32
50+	6	50	4	33	2	17
Total	205	41	207	41	88	18

Base: all businesses (500)

B.151 Of the 205 respondents who stated that their firms were going to expand, 83% stated that it would be through the employment of additional staff. 49% stated that their firms were going to expand through a new plant and 11% stated other types of expansion, as illustrated in Table B71. It is important to note that respondents were allowed to give more than one answer if required, including an 'other' category. Those in the Transport and Communications sector were most likely to expand through recruitment - 92% planned to take on new staff. Firms in the Manufacturing sector were most likely to expand through investment in plant and machinery - 76% of respondents planned to invest in a new plant.

B.152 Small and medium sized firms (less than 50 employees) appear more likely to invest in additional staff. Of those who were planning to expand 83% of firms with 1-10 staff and 89% of firms with 11-49 staff planned to recruit new staff compared with 67% of firms with 50 or more employees.

Table B.70 – Planned Areas of Investment

Industry Sector	New Plant		Additional Staff		New Plant & Additional Staff	
	No.	%	No.	%	No.	%
Manufacturing	22	76	24	83	17	59
Construction	3	27	8	73	1	9
Distribution and Wholesale	9	53	13	76	8	47
Transport and Communications	8	67	11	92	8	67
Banking, Finance and Insurance	12	48	21	84	11	44
Business Services	33	40	72	87	29	35
Other Services	13	46	21	75	9	32
Total	100	49	170	83	83	40

Base: all businesses with plans to expand (205)

No. Employees	New Plant		Additional Staff		New Plant & Additional Staff	
	No.	%	No.	%	No.	%
1 to 10	89	49	150	83	76	42
11 to 49	7	39	16	89	5	28
50+	4	67	4	67	2	33
Total	100	49	170	83	83	40

Base: all businesses with plans to expand (205)

B.153 A number of respondents mentioned other areas in which they envisage their business will invest. These include¹⁹:

- Additional floor space (14 respondents; 7%)
- Relocation of premises (6 respondents; 3%)
- Business restructure (3 respondents; 1%)

¹⁹ Parenthesis shows number of responses

Additional Staff

B.154 Those respondents who had mentioned plans to take on additional staff were asked to estimate the number of full and part-time staff they envisage employing.

B.155 As shown in Table B72, 44% of firms planning to take on additional full-time staff expected to employ between 1 and 5 additional members. Approximately 7% expected to take on ten or more members of staff including one respondent who indicated that they expect to take on more than 50. Analysis by sector illustrates that Transport & Communications and Construction firms are more likely to take on 1-5 employees with 55% and 63% respectively. The one large firm who indicated they would be taking on extra employees stated that they expected it to be within the 21-50 employees category.

Table B.71 - Additional Full-Time Staff Required

Industry Sector	Number of Full Time Employees Required											
	1-5		6-10		11-20		21-50		51+		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	7	29	6	25	1	4	0	0	0	0	10	42
Construction	5	63	0	0	0	0	0	0	0	0	3	38
Distribution and Wholesale	4	31	3	23	2	15	0	0	0	0	4	31
Transport and Communications	6	55	2	18	0	0	0	0	0	0	3	27
Banking, Finance and Insurance	8	38	5	24	0	0	1	5	0	0	7	33
Business Services	37	51	7	10	1	1	2	3	1	1	24	33
Other Services	8	38	2	10	2	10	0	0	0	0	9	43
Total	75	44	25	15	6	4	3	2	1	1	60	35

Base: all businesses which plan to take on additional staff (170)²⁰

²⁰ Sixty respondents (35%) of those who were asked the question were unable to provide an answer. These responses are not shown in Table 5.3.

No. Employees	Number of Full Time Employees Required											
	1-5		6-10		11-20		21-50		51+		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	71	47	23	15	5	3	1	1	1	1	49	33
11 to 49	4	25	2	13	1	6	1	6	0	0	8	50
50+	0	0	0	0	0	0	1	25	0	0	3	75
Total	75	44	25	15	6	4	3	2	1	1	60	35

Base: all businesses which plan to take on additional staff (170)

B.156 Table B73 illustrates that few firms expected to take on any additional members of part time staff. Only 10% of firms with expansion plans expected to take on any part time members of staff. Firms in the Business Services sector were the most likely to be taking on part time staff, with 9 respondents (12%) saying that they would be, and a further 43% did not know.

B.157 Smaller firms were much more likely than larger firms to be planning to recruit part time staff, with 14 small firms (1-10 employees) in total stating they would be taking on part time staff compared to 3 medium sized firms (11-49 employees) and no large firms (50+ employees).

Table B.72 - Additional Part-Time Staff Required

Industry Sector	Number of Part Time Employees Required									
	None		1-5		6-10		21-50		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	15	63	1	4	0	0	0	0	8	33
Construction	4	50	1	13	0	0	0	0	3	38
Distribution and Wholesale	7	54	2	15	0	0	0	0	4	31
Transport and Communications	8	73	0	0	0	0	0	0	3	27
Banking, Finance and Insurance	14	67	2	10	0	0	0	0	5	24
Business Services	32	44	7	10	1	1	1	1	31	43
Other Services	10	48	1	5	1	5	0	0	9	43
Total	90	53	14	8	2	1	1	1	63	37

Base: all businesses which plan to take on additional staff (170)²¹

²¹ Note very small sample size of each industry sector when comparing percentages

No. Employees	Number of Part Time Employees Required									
	None		1-5		6-10		21-50		DK	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	84	56	12	8	1	1	1	1	52	35
11 to 49	5	31	2	13	1	6	0	0	8	50
50+	1	25	0	0	0	0	0	0	3	75
Total	90	53	14	8	2	1	1	1	63	37

Base: all businesses which plan to take on additional staff (170)

Additional Floor Space

B.158 Respondents were also asked to say whether their planned expansion would require additional floor space (Table B74).

B.159 67% of firms with expansion plans envisaged requiring additional floor space, with firms in the Manufacturing (72%), Banking, Finance & Insurance (72%) and Distribution and Wholesale sectors (76%) most likely to have such a requirement.

Table B.73 – Whether Expansion will require Additional Floor Space

Industry Sector	Yes		No		Don't know	
	No.	%	No.	%	No.	%
Manufacturing	21	72	8	28	0	0
Construction	4	36	7	64	0	0
Distribution and Wholesale	13	76	2	12	2	12
Transport and Communications	8	67	3	25	1	8
Banking, Finance and Insurance	18	72	5	20	2	8
Business Services	55	66	18	22	10	12
Other Services	19	68	7	25	2	7
Total	138	67	50	24	17	8

Base: all businesses with plans to expand (205)²²

²² Note small sample size of each industry sector when comparing percentages

No. Employees	Yes		No		Don't know	
	No.	%	No.	%	No.	%
1 to 10	123	68	42	23	16	9
11 to 49	11	61	6	33	1	6
50+	4	67	2	33	0	0
Total	138	67	50	24	17	8

Base: all businesses with plans to expand (205)

B.160 Those respondents who do envisage requiring additional floor space were asked to estimate the area of additional space they would need²³ (Table B75).

B.161 Around half of respondents envisaged requiring up to 1,000 square feet. 12% gave a requirement of between 5,000 and 10,000 square feet and 5% would need more than 10,000 square feet.

B.162 It should be noted that only 62% of respondents were able to give estimates of the amount of additional floor space that they would require.

Table B.74 – Additional Floor Space Required (Square Feet)

Area (square feet)	No.	%
1-500	13	27
501-1,000	20	23
1,001-2,000	20	22
2,001-3,000	5	4
3,001-4,000	2	2
4,001-5,000	4	5
5,001-10,000	12	12
10,001 +	6	5
Total	82	100

Base: all who require additional floor space and can provide an estimate (82).

²³ Many respondents (51) were unable to give an estimate of the additional floor space required. These responses are not shown in Table 5.6.

Table B.75 – Additional Floor Space Required (Square Metres)

Area (square feet)	No.	%
1-50	14	11
51-100	22	17
101-200	18	14
201-300	5	4
301-400	1	1
401-500	6	5
501-1,000	10	8
1,001 +	6	5
Total	82	100

Base: all who require additional floor space and can provide an estimate (82).

B.163 Table B77 shows the amount of additional floor space required by sector. Only the Construction sector shows any trend, with no respondents requiring more than 2,000 square feet. However, it should be noted that there were only two responses. There is no obvious trend for any of the other sectors, with all of them having respondents requiring large and small amounts of additional floor space.

B.164 By number of employees, the smaller businesses (1-10 employees) are concentrated towards the smaller end, in particular the bands 501-1,000 and 1,001-2,000 square feet. However there is a spread of requirements across all of the bands. For those of a medium (11-50 employees) and large (51+ employees) size there is more of a concentration towards the top end, of greater than 5,000 square feet.

Table B.76 - Additional Floor space required by sector

Floor space required (sq.ft.)	1-500	501-1000	1001-2000	2001-3000	3001-4000	4001-5000	5001-10000	10000 +	Total
Manufacturing	1	0	3	1	2	1	2	1	11
Construction	1	0	1	0	0	0	0	0	2
Distribution and Wholesale	0	2	1	1	0	2	2	0	8
Transport and Communications	1	0	1	1	0	0	1	0	4
Banking, Finance and Insurance	3	3	5	0	0	0	1	1	13
Business Services	5	12	8	1	0	0	5	1	32
Other Services	2	3	1	1	0	1	1	3	12
Total	13	20	20	5	2	4	12	6	82

1 to 10 employees	13	20	19	5	2	4	9	2	74
11 to 49 employees	0	0	1	0	0	0	2	2	5
50+ employees	0	0	0	0	0	0	1	2	3
Total	13	20	20	5	2	4	12	6	82

B.165 For those respondents whose expansion plans will require additional floor space, the total requirement arising from the survey sample is 324,989 square feet (30,192 square metres). This gives an average floor space requirement of 3,963 square feet per firm.

B.166 By applying the proportions of surveyed businesses planning to expand and requiring additional floor space and their expansion floor space figures we can estimate the likely total expansion floor space that will be required for all B-use businesses in Hackney as a whole. It is estimated that approximately 5.65 million square feet, or 525,000 square metres, will be needed to accommodate all B-use business expansion plans in Hackney.

B.167 Respondents were asked whether their requirements for additional floor space could be accommodated on their current site through a number of measures (Table B78). The table illustrates very little scope for on-site expansion through any of the suggested measures – 79% responded with “none of these” or “don’t know”. The 67% who stated ‘none of these’ would therefore only be able to expand by relocating

to a different site. Only a quarter (25%) of the 31 businesses would be able to accommodate expansion on site in some form.

Table B.77 - Measures to Accommodate Expansion on Existing Site

Responses	Extension		Refurbishment		Redevelopment		More intensive use of existing space		None of these		Don't know	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total	14	11	2	2	5	4	10	8	89	67	16	12

Base: all who require additional floor space (31)²⁴

Contact with Council

B.168 Respondents requiring additional floor space were asked whether they had contacted Hackney Council with a proposal to expand or redevelop, relocate or expand to another property (Table 5.10).

B.169 On average just 9% of firms had been in contact with the council. Firms from the Distribution and Wholesale and Transport and Communications sectors were most likely to have. No firms from both Construction, or Banking, Finance and Insurance sectors, or firms employing 50 or more staff had been in contact with the Council.

²⁴ Note: not shown by sector/no. of employees due to small sample size

Table B.78 - Whether Council has been Contacted with Proposal to Expand/Redevelop

Industry Sector	Yes		No	
	No.	%	No.	%
Manufacturing	3	14	18	86
Construction	0	0	4	100
Distribution and Wholesale	2	17	10	83
Transport and Communications	1	17	5	83
Banking, Finance and Insurance	0	0	17	100
Business Services	4	7	50	93
Other Services	2	11	17	89
Total	12	9	121	91
No. Employees				
1 to 10	10	8	108	92
11 to 49	2	18	9	82
50+	0	0	4	100
Total	12	9	121	91

Base: all who require additional floor space (133)²⁵

B.170 The following reasons were given for contacting the Council:

- To redevelop or extend existing premises (10 responses)
- To relocate to another property (2 responses)

B.171 The following outcomes were given by the twelve respondents who had contacted the council:

- Did not go ahead with application (2 responses; 17%)
- It went ahead, but it took too long (2 responses; 17%)
- Still in progress (5 responses; 42%)

²⁵ Note small sample sizes of sectors when comparing percentages

- Permission granted (3 responses, 25%)

RELOCATION

B.172 All respondents were asked to say whether they had considered relocating from their current premises (Table B80).

B.173 Just over a third (34%) of respondents stated that they were considering relocation. Firms in the Transport and Communications (42%) and Distribution and Wholesale (40%) sectors were most likely to have considered relocation, whilst Other Services (30%) and Banking Finance and Insurance (32%) were least likely. Larger firms were much more likely to have considered relocation. Half of all firms with 50 or more employees had considered relocating from their current premises.

Table B.79 - Whether Relocation Has Been Considered

Industry Sector	Yes		No	
	No.	%	No.	%
Manufacturing	27	33	54	67
Construction	8	35	15	65
Distribution and Wholesale	25	40	38	60
Transport and Communications	10	42	14	58
Banking, Finance and Insurance	22	32	46	68
Business Services	53	34	102	66
Other Services	26	30	60	70
Total	171	34	329	66
No. Employees				
1 to 10	155	34	295	66
11 to 49	10	26	28	74
50+	6	50	6	50
Total	171	34	329	66

Base: all businesses (500)

B.174 Of the 171 firms who had considered relocating away from their current premises, 76% had considered moving away from the London Borough of Hackney. 31% had considered elsewhere in Hackney, whilst 16% had considered moving out of London

altogether (Table B81). Respondents were given the opportunity to give more than one answer if required.

B.175 Firms in the Business Services sector were most likely to have considered relocating within the Borough (49%), whilst Banking, Finance & Insurance and Manufacturing firms were least likely to consider relocating within the Borough (18% and 19% respectively). Firms in the Banking, Finance and Insurance sector were also most likely to have considered relocating outside of London (27%).

B.176 It should be noted that the responses in Table B81 add up to more than the 171 respondents who have considered relocating because some respondents have considered more than one location.

Table B.80 – Locations Where Respondents Have Considered Relocating

Industry Sector	Elsewhere in Hackney		Surrounding Area		Elsewhere in London		Outside London	
	No.	%	No.	%	No.	%	No.	%
Manufacturing	5	19	9	33	7	26	5	19
Construction	2	25	3	38	2	25	0	0
Distribution and Wholesale	6	24	6	24	9	36	5	20
Transport and Communications	2	20	2	20	3	30	1	10
Banking, Finance and Insurance	4	18	9	41	4	18	6	27
Business Services	26	49	16	30	19	36	5	9
Other Services	8	31	7	27	7	27	6	23
Total	53	31	52	30	51	30	28	16

Base: all businesses which have considered relocating (171)²⁶

No. Employees	Elsewhere in Hackney		Surrounding Area		Elsewhere in London		Outside London	
	No.	%	No.	%	No.	%	No.	%
1 to 10	49	32	41	26	46	30	27	17
11 to 49	3	30	7	70	4	40	1	10
50+	1	17	4	67	1	17	0	0
Total	53	31	52	30	51	30	28	16

²⁶ Note small sample sizes of sub-groups when comparing percentages

Base: all businesses which have considered relocating (171)

B.177 Several respondents mentioned specific locations they have considered. These are:

- Abroad (4 respondents)
- Rural area / anywhere but Hackney (6 respondents)
- Cork / Cornwall (1 respondent)
- East Linton (2 respondents)
- Leabridge Road (1 respondent)
- Milton Keynes (1 respondent)
- Newham (1 respondent)

B.178 Respondents were then asked to specify the type of area in which they would like to relocate.

B.179 As shown in Table B82 overleaf²⁷, the greatest proportion of those who have considered relocating would prefer to be situated in a mixed use area (37%). This is particularly the case for Construction (50%) and Business Services (47%). Large firms are more likely than small firms to desire a mixed use area location.

B.180 Overall, a further 23% would like to be located in a town centre or commercial area; this is more so for Banking, Finance and Insurance related businesses (59%).

B.181 Overall, 20% of respondents would like their businesses to be situated in a dedicated industrial area or DEA, though this is more important to Manufacturing firms (56%) and Transport and Communications firms (30%). No businesses employing 10 or more staff wish to be located within a residential area.

²⁷ Note small sample size in each sector

Table B.81 - Preferred Premises

Industry sector	Dedicated industrial area		Railway Arch		Residential area		Town Centre / Commercial District		Mixed Use Area		Non-specific type of area	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Manufacturing	15	56	0	0	1	4	2	7	9	33	0	0
Construction	0	0	0	0	1	13	2	25	4	50	1	13
Distribution and Wholesale	4	16	1	4	3	12	3	12	8	32	6	24
Transport and Communications	3	30	0	0	0	0	3	30	4	40	0	0
Banking, Finance and Insurance	1	5	0	0	0	0	13	59	5	23	3	14
Business Services	9	17	0	0	7	13	8	15	25	47	4	8
Other Services	2	8	0	0	3	12	9	35	9	35	3	12
Total	34	20	1	1	15	9	40	23	64	37	17	10

Base: all businesses which have considered relocating (171)²⁸

No. Employees	Dedicated industrial area		Railway Arch		Residential area		Town Centre / Commercial District		Mixed Use Area		Non-specific type of area	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 10	31	20	1	1	15	10	37	24	56	36	15	10
11 to 49	3	30	0	0	0	0	0	0	5	50	2	20
50+	0	0	0	0	0	0	3	50	3	50	0	0
Total	34	20	1	1	15	9	40	23	64	37	17	10

Base: all businesses which have considered relocating (171)

B.182 Table B83 looks at the type of area that respondents would like to relocate to against their current location summarised in Table B31. Over half of those who are currently located within an industrial area would like to remain within an industrial area. Just over a quarter of those currently located within a residential area would like to remain within a residential area, although town centre/commercial district was the most popular choice (32%). The majority of those currently located within town

²⁸ Note small sample sizes of sub-groups when comparing percentages

centre/commercial district and mixed use areas want to remain within the same type of area.

Table B.82 – Preferred premises by current premises

Preferred location	Dedicated industrial area		Railway Arch		Residential area		Town Centre / Commercial District		Mixed Use Area		Non-specific type of area	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Current location												
Industrial area / trading estate	14	52	0	0	3	11	2	7	5	19	3	11
Railway arch	2	29	1	14	0	0	0	0	2	29	2	29
Residential area	1	3	0	0	8	26	10	32	8	26	4	13
Town centre / commercial district	4	13	0	0	0	0	16	53	8	27	2	7
Mixed use area	13	17	0	0	4	5	12	16	41	55	5	7
Remote office	0	0	0	0	0	0	0	0	0	0	1	100
Total	34	20	1	1	15	9	40	23	64	37	17	10

Base: all businesses which have considered relocating (171)

B.183 Respondents who had considered relocating were asked to state how much floor space would be required in relocated premises (Table B84). It should be noted that only 92 of the 171 respondents who have considered relocating were able to provide floor space estimates. Just over 56% said that they would require less than 2,000 square feet and 17% of respondents said that they would require more than 5,000 square feet.

B.184 Including only those who have considered relocating within Hackney, the floor space requirements are slightly more skewed towards the smaller end, with 70% saying that they would require less than 2,000 square feet.

Table B.83 - Amount of Floor Space Required for Relocation

Additional Floor space Required (sq.ft)	All those relocating		Only those relocating within Hackney	
	No.	%	No.	%
1 - 500	15	16.3	4	13.3
501-1000	17	18.5	8	26.7
1001 - 2000	20	21.7	9	30.0
2001 - 3000	13	14.1	3	10.0
3001 - 4000	6	6.5	0	0.0
4001 - 5000	4	4.3	1	3.3
5001 - 10000	9	9.8	3	10.0
10000+	8	8.7	2	6.7
Total	92	100	30	100

Base: all businesses which have considered relocating, 171 respondents²⁹

B.185 The 92 respondents who have considered relocating and were able to provided floor space estimates expect to need a total of approximately 390,000 square feet, or 36,300 square metres, of floor space for relocating. The total floor space requirements for just those who have considered relocating within Hackney is approximately 98,000 square feet, or 9,100 square metres.

B.186 By applying the proportion of businesses that have considered relocating and the floor space requirement figures to the total number of B-use class businesses in Hackney we can estimate the total floor space requirements for relocation. A total of 9.6 million square feet, or 890,000 square metres, would be required to accommodate all relocation plans. Within Hackney a total of approximately 2.3 million square feet, or 213,000 square metres of floor space would be need for relocation needs.

B.187 Those respondents who have considered relocating were asked how much rent they would be willing to pay for the right package. Nearly 19% said that they were unlikely to rent and nearly half said that they didn't know. Of those who gave a response the value that the majority said they would be willing to pay fell within one of the top two bands.

²⁹ 79 respondents were unable to answer the question.

B.188 The mean average amount that respondents would be willing to pay is £22,235 per year. The median value (response that is in the middle of the range of responses received) is £15,000 per year.

Table B.84 - Annual Rent Willing to Pay for New Premises

Rent (£)	No.	%
Not likely to rent	32	18.7
£1 - £1,000	2	1.2
£1,001-£2,000	2	1.2
£2,001-£4,000	1	0.6
£4,001-£6,000	5	2.9
£6,001-£10,000	9	5.3
£10,001-£20,000	19	11.1
£20,001-£90,000	18	10.5
Don't know	83	48.5
Total	171	100

Base: all business who have considered relocating (171)

Types of Premises Required

B.189 Respondents were asked whether they would require premises aimed at providing for the needs of new, specialist firms. The vast majority (91%) did not require such premises as part of any relocation (Table 5.17).

Table B.85 - Whether Would Require Premises Aimed at New/Small/Specialist Firms

Industry Sector	Yes		No	
	No.	%	No.	%
Manufacturing	4	15	23	85
Construction	0	0	8	100
Distribution and Wholesale	2	8	23	92
Transport and Communications	0	0	10	100
Banking, Finance and Insurance	3	14	19	86
Business Services	5	9	48	91
Other Services	2	8	24	92
Total	16	9	155	91

No. Employees	Yes		No	
1 to 10	14	9	141	91
11 to 49	2	20	8	80
50+	0	0	6	100
Total	16	9	155	91

Base: all businesses which have considered relocating (171)

B.190 Interestingly, 20% of medium sized firms (albeit only 2 firms) would require such premises.

B.191 Of those who answered “yes” to “requiring premises aimed at new/small/specialist firms” (16), the following types of premises were stated as being required:

- Managed workspace (8 respondents; 50%)
- Serviced office accommodation (3 respondents; 19%)
- Incubator/enterprise units (2 respondents; 13%)
- Shop in a Market district (1 respondent, 6%)
- Good floor space (1 respondent, 6%)
- Warehouse (1 respondent, 6%).

B.192 When asked whether such premises are available in Hackney, the same respondents gave the following answers:

- Yes (5 respondents, 31%)
- No (6 respondents, 38%)
- Don't know (5 respondents, 31%)

B.193 Respondents were asked to give reasons as to why they were considering relocation (Table B87). Most popular reasons were high rents paid for their current premises (25%), current site or premises being too small (25%), lack of available space (19%) and high business rates in the borough (18%). 'Lack of available space' and 'current site too small' are similar categories that relate to the business requiring additional floorspace, but were categorised according to how the respondent answered the question.

Table B.86 - Reasons for Considering Relocation

Reason	No.	%
High rents	43	25
Site/premises too small	43	25
Lack of available space	32	19
High business rates	31	18
Parking	31	18
Poor local facilities/amenities	29	17
Poor public realm	26	15
Poor image	22	13
To be closer to customers	17	10
Poor public transport	12	7
Poor access	11	6
Premises in poor condition	11	6
Not happy in area generally	11	6
Traffic congestion	9	5
To be closer to suppliers	9	5
High crime level	8	5
Lack of council support	7	4
High security costs	6	4
Want to live abroad/change lifestyle	5	3
Business expansion/development	4	2
Building in redevelopment area	4	2
Limited labour available	3	2
Lease expired	2	1
Lack of flexibility to reconfigure floorspace	1	1
Poor skills base	1	1

Base: all businesses which have considered relocating (171)

FINDINGS

- B.194 41% of respondents are expecting to expand during the next five years, 83% of which intend to expand through the employment of new staff. The majority of firms planning to take on staff (59%) expect to employ between one and ten additional members of full time staff. Fewer firms expect to take on any part time staff; only 10% have firm plans to employ any such workers.
- B.195 67% of respondents who expected to expand indicated that they expect to require additional floor space, half of which will require up to an additional 1,000 square feet. To accommodate for the needs of businesses who stated in the business survey the amount of additional floor space that they would require, approximately 324,989 square feet of additional floor space would be required. Only a quarter of firms believed that they would be able to accommodate their expansion plans at the current site or premises. Only 9% of firms had been in contact with the Council with regard to redevelopment plans.
- B.196 One third of businesses whom took part in the survey have considered relocating from their current premises. 76% of these firms have considered a location outside of the London Borough of Hackney. Firms considering relocation would prefer to relocate to a mixed use area (37%) or town centre/commercial area (23%), although 56% of manufacturing firms prefer to be located in a dedicated industrial area. Just over 70% of firms would require new premises with floor space less than 3,000 square feet (80% for firms relocating within Hackney) and 16.3% of firms would require 500 square feet or less (13.3% for those relocating within Hackney). The majority of firms with plans to relocate expect to pay more than £10,000 rent per annum. Only 9% would require premises aimed at new, small or specialist firms.
- B.197 The main reasons for relocation given by relevant firms relate to problems with existing premises. Most stated reasons were high rents and the two categories that relate to the need for additional floorspace: site/premises too small or a lack of available space.

PERCEPTION OF HACKNEY AS A BUSINESS LOCATION

B.198 The final section of this report identifies respondents' perceptions of Hackney as a business location. Good and bad aspects will be identified and measures that the Borough Council could take to give assistance to businesses will be addressed.

PERCEPTIONS OF HACKNEY

B.199 As illustrated in Table B88, respondents were asked several questions regarding their perception of Hackney as a business location.

B.200 When asked whether they thought Hackney was a "good", "poor", "neither good nor poor" or "good in some ways, poor in others", 50% of respondents stated that they viewed Hackney as a "good" business location. Only 14% saw it as a poor location. Most likely to view Hackney as a poor business location were firms in the Distribution and Wholesale sector, 27% of whom stated this opinion.

Table B.87 - View of Hackney as Business Location

Industry Sector	Good Location		Poor Location		Neither Good or Poor		Good in Some Ways, Poor in Other	
	No.	%	No.	%	No.	%	No.	%
Manufacturing	38	47	14	17	7	9	22	27
Construction	10	43	2	9	4	17	7	30
Distribution and Wholesale	25	40	17	27	14	22	7	11
Transport and Communications	13	54	5	21	2	8	4	17
Banking, Finance and Insurance	40	59	12	18	12	18	4	6
Business Services	83	54	13	8	28	18	31	20
Other Services	40	47	6	7	18	21	22	26
Total	249	50	69	14	85	17	97	19

Base: all businesses (500)

No. Employees	Good Location		Poor Location		Neither Good or Poor		Good in Some Ways, Poor in Other	
	No.	%	No.	%	No.	%	No.	%
1 to 10	220	49	62	14	82	18	86	19
11 to 49	24	63	3	8	2	5	9	24
50+	5	42	4	33	1	8	2	17
Total	249	50	69	14	85	17	97	19

Base: all businesses (500)

Positive Aspects of Hackney

B.201 Respondents who consider Hackney to be a good business location (i.e. responded good or good in some ways) were asked to list the aspects they consider to be good³⁰ (Table B89). Respondents who answered ‘good in some ways, poor in some ways’ were asked for both the positive and negative aspects of Hackney.

B.202 The Borough’s “proximity to Central London” was rated by a large number of respondents (64%) to be the number one aspect as to why Hackney is a good business location. Other popular “good aspects” also related to access and amenity

³⁰ Respondents suggested these reasons spontaneously – they were not provided with a list of possible responses

aspects: “accessibility of location for customers” was the second most stated reason by 27% of respondents; “quality of public transport” was rated by 19% of respondents and “good local facilities and amenities” was stated by 16% of respondents.

Table B.88 – Positive Aspects of Hackney

Criteria	No.	%
Proximity to Central London	223	64
Accessibility of location for customers	92	27
Quality of public transport	66	19
Good local facilities/amenities	57	16
Accessibility of location for staff	50	14
Links with other local businesses	44	13
Image of local area	39	11
Low rents/low property costs	28	8
Quality of site or premises	18	5
Links to national road network	15	4
Target audience in Hackney	12	3
Community spirited/multiracial	11	3
Quality of local roads and access	10	3
Good public realm/environment	6	2
Parking facilities	6	2
Outside congestion charging zone	5	1
Central/convenient location	5	1
Regeneration/growing area	5	1
Don't know/nothing specific	5	1
Like general area	4	1
Quality of colleges and training providers locally	1	0
Quality of policing	1	0

Base: all businesses which consider Hackney to be a good business location/good in some ways (346)

Negative Aspects of Hackney

B.203 Respondents who consider Hackney to be a poor business location (i.e. poor and poor in some ways) were asked to list the aspects they consider to be poor³¹ (Table B90). 36% of those who responded suggested the “poor image of the local area” was the worst aspect of running a business in the Hackney. “Poor public realm” and “lack of parking facilities” was stated by a third of respondents each. Poor local facilities and amenities were stated by 31% of respondents.

³¹ Respondents were not given a list of possible responses but suggested reasons spontaneously

Table B.89 – Poor Aspects of Hackney

Criteria	No.	%
Poor image of local area	59	36
Poor public realm	55	33
Lack of parking facilities	55	33
Poor local facilities/amenities	52	31
Poor security and high level of crime	44	27
High rents/high property costs	33	20
Poor quality of public transport	33	20
Poor local roads and access	24	14
Poor accessibility of location for customers	18	11
Poor quality council overall	15	9
Low quality of site or premises	11	7
Poor accessibility of location for staff	9	5
Poor links to national road network	8	5
Inside the congestion charging zone	7	4
Poor links with other local businesses	5	3
Other	4	2
Poor quality of labour locally	3	2
Low income area	3	2
Don't know	3	2
Poor quality of colleges and training providers locally	2	1
Distance to Central London	1	1

Base: all businesses which consider Hackney to be a poor business location/poor in some ways (166)

ASSISTANCE AND SUPPORT

B.204 All respondents were asked whether the Borough of Hackney could take any steps to help their business operate more effectively (Table B91).

B.205 The majority (55%) said that the Borough Council could take steps to assist their business. Transport & Communication and Manufacturing businesses as well as larger firms, particularly those with 11-49 employees, were more likely to take this stance.

Table B.90 – Whether Hackney Borough Council Could Help Businesses Operate More Effectively

Industry Sector	Yes		No		Don't know	
	No.	%	No.	%	No.	%
Manufacturing	50	62	26	32	5	6
Construction	12	52	9	39	2	9
Distribution and Wholesale	34	54	23	37	6	10
Transport and Communications	17	71	7	29	0	0
Banking, Finance and Insurance	33	49	26	38	9	13
Business Services	79	51	62	40	14	9
Other Services	49	57	30	35	7	8
Total	274	55	183	39	43	9
No. Employees						
1 to 10	241	54	169	38	40	9
11 to 49	26	68	11	29	1	3
50+	7	58	3	25	2	17
Total	274	55	183	37	43	9

Base: all businesses (500)

B.206 Respondents requiring action from the Borough were asked to suggest the ways in which the Council could help³² (Table B91).

B.207 Environmental improvements were the most stated methods of assistance: “improve public realm” was suggested by 28% of respondents and “improve image of borough” was suggested by 21% of respondents. Other popular suggestions were to “reduce crime” and “reduce rents” both suggested by 20% of respondents.

B.208 Table B92 looks at how respondents from each sector would like Hackney to provide assistance.

³² Respondents suggested these reasons spontaneously – they were not provided with a list of possible responses

Table B.91 – How Hackney Could Provide Assistance

Assistance	No.	%
Improve public realm	77	28
Improve image of Borough	57	21
Reduce crime	56	20
Reduce rents	55	20
Address parking issues	49	18
Reduce traffic congestion	44	16
Improved business support/funding	36	13
Improve public transport	33	12
Improved facilities/amenities	31	11
Improve access	30	11
Reduce taxes	29	11
Improved council services/processes	19	7
Provide affordable workspace	16	6
Improve general roads/transport	8	3
Expedite the planning process	7	3
Provide managed workspace	6	2
Increase availability of land	4	1
Provide incubator units	4	1
Provide broadband access	3	1
Other	3	1
Don't know/nothing	1	0

Base: all businesses which would like the Borough of Hackney to help their business operate more effectively (274)

Table B.92 – How Hackney could provide assistance (by sector)

	Manufacturing	Construction	Distribution & wholesale	Transport & communications	Banking, finance & insurance	Business services	Other services
Improve public realm	21	13	11	25	9	16	15
Improve image of Borough	16	9	6	8	7	15	9
Reduce crime	17	9	5	21	10	10	12
Reduce rents	17	4	19	13	7	6	12
Address parking issues	6	9	17	25	6	8	9
Reduce traffic congestion	14	4	11	4	7	6	10
Improved business support/funding	4	13	3	13	15	5	9
Improve public transport	4	0	5	4	3	10	10
Improved facilities/amenities	5	0	8	17	7	5	6
Improve access	5	0	8	8	6	6	7
Reduce taxes	6	4	6	8	7	5	5
Improved council services/processes	1	0	6	0	1	5	6
Provide affordable workspace	1	13	3	8	4	3	1
Improve general roads/transport	2	0	0	8	1	1	2
Expedite the planning process	2	0	2	0	0	0	5
Provide managed workspace	0	4	2	0	1	1	1
Increase availability of land	2	0	0	0	0	0	2
Provide incubator units	1	0	0	4	1	0	1
Provide broadband access	1	4	0	0	1	0	1
Other	0	0	0	0	0	1	2
Don't know / nothing	1	0	2	0	0	0	1

Base: Manufacturing (81), Construction (23), Distribution and Wholesale (63), Transport and Communications (24), Banking, Finance & Insurance (68), Business Services (155), Other Services (86).

ADDITIONAL COMMENTS

B.209 Finally, any additional comments respondents would like to make were asked for and shown in Table B94³³. The most popular suggestions amongst those who responded were: “better council support/networking” (11%); “improvements to local facilities/amenities” (7%); and “improvements to parking issues (7%).

Table B.93 – Additional Comments on Business Needs in Hackney

Assistance	No.	%
Better council support/networking	55	11
Local facilities/Amenities need improving	36	7
Parking issues need improving	35	7
Reduce crime and improve safety	13	2.6
Need more affordable premises	13	3
Unhappy with Council/Local Government	9	2
Public realm issues need improving	4	1
Road links/Transport needs improving	2	0.4
Hackney is a good place to do business	2	0.4
Development/Building affecting small businesses	2	0.4
Bring back farmers market	1	0.2
Improved communications infrastructure	1	0.2
Better public transport	1	0.2

Base: All Businesses (500)

FINDINGS

B.210 Generally respondents regard Hackney as a good business location. 50% of the respondents to the business survey held this view. Location/accessibility issues are the main positive aspects stated by respondents, with “proximity to Central London”, “accessibility for customers” and the “quality of public transport” positive aspects stated by respondents for choosing Hackney as a business location.

³³ Respondents suggested these reasons spontaneously – they were not provided with a list of possible responses. Respondents were able to provide more than one answer if necessary

B.211 Environmental issues are the most stated negative aspects as to why respondents found Hackney a poor business location. “Poor image of the local area”, “poor public realm” and “lack of parking facilities” were all stated by many as not favourable to conducting business in the Borough.

B.212 The majority of respondents believe that Hackney Borough Council could in some way help businesses operate more effectively. Environmental and amenity improvements were seen by many respondents as being key methods in which the Council could assist business. This includes public realm and image improvements, together with initiatives to reduce crime and rents.

Overall respondents would like to see better Council networking/support and input into local business, improvements to local facilities and amenities as well as resolving parking issues.

APPENDIX C

Site Appraisal Proforma and Detailed Findings

<p>Q1. Site Name: <input style="width:95%;" type="text"/></p> <p>Q3. Unique ID No: <input style="width:95%;" type="text"/></p> <p>Q4. Postcode Area (5 digit): <input style="width:95%;" type="text"/></p>	<p>Q2. Address:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;">Business Name</th> <th style="width:33%;">Address</th> <th style="width:33%;">SIC</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Business Name	Address	SIC									
Business Name	Address	SIC											

Q5. Date of Survey

Q6. Site Type	UDP Ref No.
New Employment Development	<input type="checkbox"/> <input style="width:40px;" type="text"/>
Defined Employment Area	<input type="checkbox"/> <input style="width:40px;" type="text"/>
Town Centre and main shopping area	<input type="checkbox"/> <input style="width:40px;" type="text"/>
New town centre development	<input type="checkbox"/> <input style="width:40px;" type="text"/>
Local shopping centre	<input type="checkbox"/> <input style="width:40px;" type="text"/>
Other	<input type="checkbox"/> <input style="width:40px;" type="text"/>
<input style="width:95%;" type="text"/>	

Q7. Selected other Planning Policy Designations

Conservation Area

Listed Building

London Square

Area of Special Landscape Character

Car Parking

Transport Safeguarded Area

Q8. Ward

Existing Use and Property Appraisal

Q9(a) Size of Site (ha)

Q9(b) Vacant Employment Land Amount %

Q9(c) Actively Marketed

Q10. Total Number of employment premises

Number of Vacant premises

<p>Q11a. Total Floorspace (sq m) <input style="width:95%;" type="text"/></p> <p>Q11c. Floor space vacant amount <input style="width:40px;" type="text"/> sqm <input style="width:40px;" type="text"/> %</p> <p>Q11e. Employment Occupancy</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Building ID</th> <th style="width:2%;">A</th><th>B</th><th>C</th><th>D</th><th>E</th><th>F</th><th>G</th><th>H</th><th>I</th><th>J</th><th>K</th><th>L</th><th>M</th><th>N</th><th>O</th><th>P</th><th>Q</th><th>R</th><th>S</th><th>T</th> </tr> </thead> <tbody> <tr> <td>Footprint size (GIS measurement)</td> <td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input type="text"/></td><td><input 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Q12. Type of Premises Tick all that

Warehousing/storage/depot	<input type="checkbox"/>
Factory	<input type="checkbox"/>
Light industrial unit	<input type="checkbox"/>
Workshop	<input type="checkbox"/>
Railway Arch	<input type="checkbox"/>
Studio	<input type="checkbox"/>
Standalone offices	<input type="checkbox"/>
Office above shops	<input type="checkbox"/>
Managed workspace	<input type="checkbox"/>
Live - work unit	<input type="checkbox"/>
Other (specify)	<input type="text"/>

Q13. Age of Premises %

Last 5 years	<input type="text"/>
5-20 years old	<input type="text"/>
20-50 years old	<input type="text"/>
More than 50 years old	<input type="text"/>

Comments:

Q14. Business Clusters

No. businesses in following SIC's	
Textiles and Clothing - SIC's 17/18	<input type="text"/>
Printing and Publishing - SIC 22 (excl 211)	<input type="text"/>
Distribution, Warehousing, Wholesale - SIC's 51,60-64	<input type="text"/>
Cultural Industries - SIC's 221,742,744,7481,921,922,923,924,925	<input type="text"/>

NB (No. Businesses in each category derived from Q2)

Q15. Condition of Premises %

Very Good	<input type="text"/>
Good	<input type="text"/>
Fair	<input type="text"/>
Poor	<input type="text"/>
Very Poor	<input type="text"/>

Other Comments

Q16a. Plot utilisation (% Plot developed)

Q16b. Site underutilisation

Comments:

Q17. Summary of existing role including property appraisal

Access and Transport

Q18. Road Access Tick all that apply

Primary Road

Secondary Road

Local Distributor Road

Local Street

Q20. Parking Restrictions Tick all that apply Approx No. of spaces

Dedicated parking areas/car park

On street parking

Yellow/double yellow lines

Red Route

Controlled parking zone/paid parking

Q19. Description of external access, internal access and circulation (including adequacy)

Q21. Adequacy of parking/parking problems

Q22. Adjacent Land Uses Number of Adjacent Land Uses

Adjacent Land Uses	N	E	S	W		N	E	S	W
Retail (A Class)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assembly Leisure (D2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B Class Land (Occupied)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sui Generis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B Class Land (Vacant)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential (C Class)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Railway Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non residential institutions (D1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Motorway/Trunk Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q23. Description of other development constraints and environmental problems

Potential to support 24hrs working

Possible amenity issues with adjacent land uses

Q24. Quality of site environment, image and attractiveness

Q25. Provision of estate facilities (catering/signage etc)

Scope for Change

Q26 A. Existing Employment Role (Tick One)

- Active Employment Use
- Marginal Employment Location
- Unsuitable/Unviable Location
- Other

Q26 B. Future Potential (Tick Box)

- i) No Change
- or
- ii) Potential for renewed employment use (Tick which apply)

- Intensification of employment use
- Introduction of Ancillary Employment Uses
- Redevelopment for continued Employment Use
- Redevelopment for mixed use (retaining an employment component)

- or
- iii) Potential for alternative use (Tick which apply)

- Redevelopment (mixed use)
- Redevelopment (housing)
- Redevelopment (other)
- Other (specify)

Q26 C. Justification of potential role identified

Hackney Employment Land Options Study – Site Survey Pro-forma Guidelines.

Question No.	Guidance
	SITE INFORMATION
1	Insert name of Site name
2	Site address /Business Name and SIC Collated from Yell/BT Business Information linked to addresspoint
3	Unique site ID Based upon existing Hackney GIS records where possible
4	Postcode Area (5 digit from Postcode Area Map)
5	Date of Survey
6	Site Type (Tick all that apply) If other write in type in comments box For New employment development and town centre development proposals link in reference within adopted UDP.
7	Identify existing planning policy designations from UDP (Tick all which apply).
8	Select ward name from wards map. If the site goes across more than one ward choose the main ward the site is situated in (desk based exercise).
	EXISTING USE AND PROPERTY APPRAISAL
9	Size of site – Based upon digitised boundaries. Check/amend site boundaries if different from existing digitised boundaries or if employment element only forms part of site. Mark any areas of vacant land on the site plan so that these can be measured using GIS. Vacant land may include areas of derelict land/premises. For vacant land tick box if there is evidence of marketing activity (agents boards) Record details in Q27.
10	Count number of business premises on site Count number of wholly vacant business premises on site (No. business premises not currently occupied). Buildings which are internally subdivided (one main entrance) and occupied by multiple users should be counted as a single building. Where there is more than one building occupied by a single user this should be counted as a single business premises. Where part of a building is only partially vacant this should not be counted – however the vacant floorspace should be recorded in Q11. Premises should be capable of re-occupation.
11	Q11 a-d to be populated by GIS Identify each group of buildings on OS base assign a letter to each

	<p>grouping in order that a floorspace footprint can be identified using GIS.</p> <p>For each building/group of buildings identified count the number of storeys in each of the following types of use. The count should consider basement areas.</p> <p>Use Class</p> <p>B1a – Offices (excluding A2)</p> <p>B1b – R&D</p> <p>B1c – Light industrial use/after sales services.</p> <p>B2 – General industry (other industries).</p> <p>B8 – Uses where the primary function is storage, warehousing or distribution. Excludes retail warehousing.</p> <p>Sui Generis (applies to uses which do not fall into any of the other use classes). Examples include sale of motor vehicles, car repairs, scrap yards, laundries, car hire.</p> <p>Mixed use (applies to buildings/storeys which include an employment component but also include other non-employment uses). Live-work units should be noted in the mixed uses box. SPECIFY IN COMMENTS BOX THE TYPE OF MIXED USES</p> <p>Other – includes other non employment uses including retail (specify whether A1,2 or 3), residential, non residential institutions (including education) and assembly and leisure (including churches). USE THE COMMENTS BOX TO DESCRIBE THE TYPE OF THE OTHER USES PRESENT</p> <p>N.B. Light industry will normally encompass industrial uses which may be carried out in any residential area without detriment to the amenity of that area (visual impact, air or noise pollution etc.).</p> <p>Please note that shops including Class A2 financial and professional services which have a street frontage including estate agents, letting agencies and other offices generally visited by the general public should be recorded as ‘other’ rather than within the employment category.</p>
12	Identify the types of premises within the Employment Area/Site (tick all which apply)
13	<p>Write in approximate % of buildings in each age category (to the nearest 5%)</p> <p>Use the comments to identify where the age of premises does not reflect their condition/attractiveness (e.g. buildings which have been refurbished/upgraded).</p>
14	<p>Business cluster information</p> <p>To be derived from GIS from information in Q2</p>

15	<p>Condition of premises</p> <p>A visual assessment of the overall maintenance/upkeep of the premises including any evidence of dilapidation. Identify the % of buildings within each category where appropriate.</p> <p>Very good – All buildings in excellent condition/upkeep. Well maintained/managed and no obvious problems.</p> <p>Good – Buildings in good condition. Evidence of some lack of maintenance/upkeep (holes in fence, peeling paint).</p> <p>Fair – Buildings adequate for existing user adequately maintained no visual evidence of major or minor dilapidation.</p> <p>Poor – Poorly maintained with evidence of some dilapidation (leaking roofs/damp, broken windows).</p> <p>Very Poor – Significant dilapidation of buildings. Possible structural problems. Limited building lifespan without major repairs/ renovation.</p> <p>Other comments</p> <p>Describe nature/type of any problems identified.</p>
16	<p>a) Identify the % of the plot occupied by built development.</p> <p>b) Site underutilisation</p> <p>Comment if the site is underutilised by the existing user. Vacant buildings, large un-used areas etc. Only identify areas which have the potential to be developed.</p>
17	<p>Property Appraisal & Summary of Existing Role.</p> <p>Property appraisal</p> <p>The property appraisal should provide a summary of questions 12-17 relating to the existing premises. The appraisal should enable an assessment of future use to be made for Q27.</p> <p>The description could mention non-conforming land uses, the extent to which the site is used for production/manufacturing, storage, offices.</p> <p>The appraisal should also indicate whether the existing activity/use is likely to continue in the short-medium term or whether there is potential for change.</p> <p>If change is possible then comment on any flexibility issues relating to the building stock which may inform decisions relating to re-use/redevelopment (e.g. spatial configuration of premises. floor plate size and depth, potential for subdivision).</p> <p>If the whole or part site has already been redeveloped for other uses this should be identified.</p>

	<p>Existing role</p> <p>The following factors provide a basis to describe the existing role of the site:</p> <ul style="list-style-type: none"> • Overall site quality (based upon location, access and quality and attractiveness to different investor types) • Range/type of economic sectors represented on site • Mix of occupier types/functions (high, medium, low value uses, head quarters, main stream, affordable workspace etc.) • Mix of business/premises sizes (micro (<5 employees), small (5-50 employees), medium (50-250 employees), large 250+ employees). • Property mix including type, age and quality (stand alone office, offices above shops, light industrial units, live-work accommodation, studio space, workshops, warehousing etc.) • Stage of business development (start up, move on, consolidation premises) • Likely occupancy arrangements - short term leases (e.g incubator, office suite, business centre), standard lease, owner occupied.
	ACCESS & TRANSPORT ISSUES
18	Classify the highway type the premises are accessed from (from UDP)
19	<p>Describe how the site is linked to the public highway including proximity to signalised junctions/roundabouts and whether there are any traffic calming measures. Comment whether existing access appears adequate for the existing use considering the traffic/vehicle movements associated with the existing occupier.</p> <p>Consider whether there are any problems relating to unloading/servicing or HGV movements on site or relating to the local roads serving the site.</p> <p>Where relevant comment on internal circulation arrangements including the surface, width and adequacy. Indicate whether street lighting is provided.</p>
20	<p>Tick one or more boxes to indicate parking provision/restrictions applicable to the site.</p> <p>Please also record the approx no. of <i>dedicated</i> parking spaces where provided (to the nearest 5 spaces)</p>
21	Comment on any parking problems/issues. E.g. cars parked up kerbs, double parking, lack of room for servicing/deliveries etc.
	ENVIRONMENT AND AMENITY ISSUES
22	Tick the appropriate boxes where adjacent land uses exist. Please also provide the correct location (N, S, E, W, NE, NW, SE, SW) of the adjacent land use in the space provided.

23	<p>Comment on development constraints such as access, parking issues, overhead power lines, physical barriers, topography, potential contamination, noise, flood risk etc.</p> <p>Identify any potential environmental conflicts with adjacent properties relating to traffic, parking problems, noise, visual impact/screening, emissions etc.</p> <p>Specify any particular problems associated with the proximity of neighbouring land uses (particularly residential use). If so identify the distance of adjoining properties and the nature of the problems.</p> <p>Identify if there is potential to support 24 hour working or bad neighbour uses (i.e such uses would not be detrimental to neighbouring land uses).</p>
24	<p>Quality of site environment, image and attractiveness</p> <p>Consider the extent to which the environment of the site/adjoining areas meets the needs of existing occupiers and where appropriate the type of potential occupier types who could potentially be attracted to the site.</p> <p>Comment on issues such as overall image, visibility, relationship with adjoining land uses, location, and the attractiveness of the environment within the estate/site in terms of perception of the entrances/approaches, the quality of the boundary treatment, signage, landscaping and amenity issues, the character of the estate/site and surrounding area and security issues.</p> <p>Where there is potential to improve the attractiveness of the site through investment, identify the nature of environmental improvements and provide an assessment of whether such improvements would assist in enabling change.</p>
25	<p>Description of any on facilities or local amenities present either on site or in close proximity (within walking distance)</p> <p>Could include: local services/shops (including catering/food and drink outlets, banks etc). cultural/educational institutions social/cultural amenities (including leisure and entertainment) Childcare provision</p> <p>Comment on any particular factors which may attract certain business types (e.g. cultural industries)</p>
OPPORTUNITIES FOR CHANGE	
26	<p>The purpose of this question is to summarise the effectiveness of the site in being able to support economic activity.</p> <p>A) Existing role</p> <p>The existing role should be defined by existing conditions and not be influenced by the potential for change.</p> <p>Active Employment use</p>

This refers to the majority of sites which are in predominantly in active employment use. There are no issues relating to location, accessibility, site quality or the type/quality of the building stock which suggest that the site is a marginal or unsuitable employment location.

Marginal employment location (primarily economic/property reasons)

Sites should be identified as marginal employment locations if there are economic or property related factors which may be limiting the economic/employment potential of the site. Indicators of marginal sites may include:

- A high proportion of low value uses (including outside storage)
- Temporary activities
- Derelict sites
- Obsolete building stock – (low potential for re-use)
- High levels of vacancy
- High levels of under occupation/underutilisation
- Premises types with low marketability even in buoyant market conditions

Unsuitable employment locations (primarily locational issues)

Sites should be identified as unsuitable employment locations if there are locational, accessibility or physical characteristics which limit or preclude continued employment use. Examples include:

- Locations with little or no potential to support any B-class uses
- Sites with development constraints which may be difficult to overcome;
- Environmental/amenity issues which cannot be overcome through investment;
- Access and parking issues which cannot be overcome through investment.

B) Potential role

The assessment of potential roles should consider opportunities which may require investment in property, infrastructure etc.

The assessment of future potential should consider the options for change **sequentially**

The potential role of the site should also be identified based upon consideration of the findings of the preceding sections.

Where potential development opportunities are identified it should be made clear whether they apply to all or part of the site.

i) No change

- Occupation of vacant premises
- Minor upgrading/refurbishment of existing premises

This option is likely to apply if the premises are standard and could easily be adapted for a range of occupiers. This option should not be flagged up for awkward shaped/bespoke buildings, premises in very poor condition or sites where re-development is likely to enable more efficient use of the site.

ii) Potential for renewed employment use

This option should be selected if the location is suitable for continued employment use but where investment may be required now or over the next 15 years (LDF end date) to re-focus the role of the site to improve its attractiveness to potential employment occupiers.

Intensification of employment use

- Opportunities for the extension of existing premises
- Development of vacant/under-utilised plots
- Subdivision/modification of existing premises
- Conversion to another form of employment accommodation
- Site extension or expansion to include adjacent land

Introduction of ancillary uses/diversification

Ancillary uses identified should improve the functioning of the site in terms of its primary employment role.

The potential ancillary uses should be specified and may include small scale retail, catering, crèches, education/training facilities, community facilities and employment focused activities (live/work units, A2 retail uses, sui-generis uses, trade counters/wholesaling, tourism, institutional uses) which are consistent with employment use.

Redevelopment for continued employment use

- Demolition and re-development of existing building stock
- Site remodelling

Redevelopment for mixed use (retaining an employment component)

Identify both employment and non-employment components of the mix including the use class and type of activity:

Non employment uses may include:

- Residential
- Retail
- Leisure
- Institutional uses
- Community uses
- Other uses.

The rationale for the mix should be justified and the approximate land

	<p>take/proportion of the site for each use should be identified.</p> <p>iii) Potential for alternative use</p> <p>If the potential for renewed employment use is low then possible options for alternative use should be identified in broad terms. The following options should only be identified where sites could not realistically accommodate any type of employment usage either solely or part of a mixed use development.</p> <p>Redevelopment for mixed use</p> <p>Identify the components of the mix by use class. The rationale for the mix should be justified and the approximate land take/proportion of the site for each use should be identified where possible.</p> <p>Redevelopment for Housing</p> <p>The selection of this option should be justified.</p> <p>Other Uses</p> <p>Refer to uses identified above</p> <p>C) Justification of role identified</p> <p>The purpose and justification of the option selected should be clearly stated. The potential role of the site should be clearly defined in terms of its likely economic role and property mix.</p> <p>The option selected should be broadly feasible in terms its compatibility with neighbouring uses, access and parking etc. even if supporting investment is required.</p> <p>D) Identification of supporting measures/investment</p> <p>The supporting measures required to realise the potential site option should be described. Measures may include the following:</p> <ul style="list-style-type: none"> • Relocation of displaced activities • Land assembly • Access improvements • Landscape, amenity or environmental enhancements • Upgrading of infrastructure • Improved waste management • Improved site management • Addressing contamination issues • Overcoming development constraints (specify) • Business support measures
27	<p>Identify issues affecting the marketability of the site (where possible)</p> <p>This may include the following:</p> <ul style="list-style-type: none"> • Ownership and leasing constraints and opportunities

- | | |
|--|---|
| | <ul style="list-style-type: none">• Property cycle, marketing and rental issues (Record agent details where premises are vacant)• Location and access factors (including proposed improvements)• Image and environment• Planning history and recent applications (LBH to provide for “change sites”) |
|--|---|

Identify whether the issues identified represent barriers to the site fulfilling its potential role, whether such barriers can be overcome including what measures/investment may be required.

Appendix C Table 1 - Location Type

			New Employment Development	Defined Employment Area	Centre and main shopping	New Town centre development	Local Shopping Centre	Other
001	Pinder Street	Haggerston	1	1	0	0	0	0
002	Clifton St	Haggerston	1	1	0	0	0	0
003	Worship Street	Haggerston	0	1	0	0	0	0
004	Luke Street	Haggerston	0	1	0	0	0	0
005	Hollywell Street	Haggerston	0	1	0	0	0	0
006	Sinton Street	Haggerston	0	1	0	0	0	0
007	Leonard Street	Haggerston	1	1	0	0	0	0
008	Mark Square	Haggerston	0	1	0	0	0	0
009	Shoreditch High Street	Haggerston	0	1	0	0	0	0
010	Phipp Street	Haggerston	1	1	0	0	0	0
011	Worship Street (East)	Haggerston	1	1	0	0	0	0
012	Folgate Street	Haggerston	0	1	0	0	0	0
013	Norton Folgate	Haggerston	1	1	0	0	0	0
014	Commercial Street	Haggerston	1	0	0	0	0	0
015	Boundary Street	Haggerston	0	1	0	0	0	0
016	New Inn Yard	Haggerston	1	1	0	0	0	0
017	Rivington Street	Haggerston	0	1	0	0	0	0
018	Great Eastern Street	Haggerston	0	1	0	0	0	0
019	Charlotte Road	Haggerston	1	1	0	0	0	0
020	Willow Street	Haggerston	1	1	0	0	0	0
021	Tabernacle Street	Haggerston	0	1	0	0	0	0
022	Cremer Street	Haggerston	0	1	0	0	0	0
023	Waterson St	Haggerston	0	1	0	0	0	0
024	Shenfield Street	Haggerston	0	1	0	0	0	0
025	Hoxton Square	Hoxton	1	1	0	0	0	0
026	East Road Shoreditch	Hoxton	0	1	0	0	0	0
027	Provost Street	Hoxton	0	1	0	0	0	0
028	Britannia Walk	Hoxton	1	1	0	0	0	0
029	Westland Place	Hoxton	1	1	0	0	0	0
030	Wenlock Road	Hoxton	0	1	0	0	0	0
031	Eagle Wharf	Hoxton	1	1	0	0	0	0
032	Hoxton Street	Hoxton	0	0	0	0	1	0
033	Orsman Road	De Beauvoir	0	1	0	0	0	0
034	Laburnum Street	Haggerston	0	1	0	0	0	0
035	Herford Road	De Beauvoir	0	1	0	0	0	0
036	Action Mews	Haggerston	0	1	0	0	0	0
037	Arbutus Street	Queensbridge	1	1	0	0	0	0
038	Kingsland Road	Queensbridge	0	0	0	0	1	0
039	Tottenham Rd	De Beauvoir	0	0	1	1	0	0
040	Forest Close	Dalston	0	0	1	1	0	0
041	Dalston Lane	Dalston	0	1	0	1	0	0
042	Stanborough Passage	Dalston	0	0	1	1	0	0
043	Birkbeck Mews	Dalston	0	0	1	0	0	0
044	Broadway Market	Queensbridge	0	0	0	1	1	0
045	Sheep Lane	Queensbridge	1	1	0	0	0	0
046	Exmouth Place	Queensbridge	0	1	0	0	0	0
047	London Lane	Queensbridge	1	1	0	0	0	0
048	Tudor Road	Victoria	0	1	0	0	0	0
049	Mare Street	Hackney Central	1	1	1	0	0	0
050	Valette Street	Chatham	1	0	1	1	0	0
051	Morning Lane	Chatham	1	1	1	1	0	0
052	Well Street	Chatham	0	0	0	0	1	0
053	Victoria Park Rd	Victoria	0	0	0	0	1	0
054	Digby Road	Chatham	1	1	0	0	0	0
055	Kingsmead Way	Kings Park	0	1	0	0	0	0
056	Lee Conservancy Road	Wick	1	0	0	0	0	0
057	Whitepost Lane	Wick	0	1	0	0	0	0
058	Waterdown Road South	Wick	1	1	0	0	0	0
059	Waterden Road (North)	Wick	1	1	0	0	0	0
060	Millfields Road	Leabridge	0	0	0	0	0	1
061	Lower Clapton Road South	Chatham	0	0	1	0	0	0
062	Chatsworth Road	Leabridge	0	0	0	0	1	0
063	Tilia Street	Hackney Downs	1	0	0	0	0	1
064	Downs Road	Hackney Downs	0	0	0	0	1	0
065	Theydon Road	Leabridge	0	1	0	0	0	0
066	Upper Clapton Road	Cazenove	0	0	0	0	1	0
067	Stoke Newington High Street	Stoke Newington Central	0	0	1	0	0	0
068	Cazenove Road	Lordship	1	1	1	0	0	0
069	Belfast Road	Cazenove	0	1	0	0	0	0
070	Stamford Hill	New River	0	0	0	1	1	0
071	Maple Close	Springfield	0	1	0	0	0	0
072	Blackstock Road	Brownswood	0	0	0	0	1	0
073	Red Square	Clissold	0	1	0	0	0	0
074	Stoke Newington Church St	Lordship	0	0	0	0	1	0
075	Culford Road	De Beauvoir	0	0	0	0	0	1
076	Montgrove Road	Brownswood	0	0	0	0	0	1
077	Woodbury Grove	New River	0	0	0	0	0	1
078	Albian Road	Clissold	0	0	0	0	0	1
079	Green Lane	Clissold	0	0	0	0	0	1
080	Fouldon Road	Stoke Newington Central	0	0	0	0	0	1
081	Stoke Newington Road	Dalston	1	0	0	1	0	1
082	Amhurst Road	Stoke Newington Central	0	0	0	0	0	1
083	Amhurst Terrace	Dalston	0	0	0	0	0	1
084	Andre Street	Hackney Central	0	0	0	0	0	1
085	Marcon Place	Hackney Central	0	0	0	0	0	1
086	Southold Road	Leabridge	0	0	0	0	0	1
087	Prout Road	Leabridge	0	0	0	0	0	1
088	Atterton Rd	Leabridge	0	0	0	0	0	1
090	Furrow Lane	Chatham	0	0	0	0	0	1
091	Darnley Road	Chatham	0	0	0	0	0	1
093	Brookfield Road	Wick	0	0	0	0	0	1
095	Chamond R.D.	Hackney Central	0	0	0	0	0	1
096	Haggerston Road	Haggerston	0	0	0	0	0	1
097	De Beauvoir Road	De Beauvoir	0	0	0	0	0	1
098	Bevenden Street	Hoxton	0	0	0	0	0	1
099	Hackney Road	Haggerston	0	0	0	0	0	1
100	Pitfield Street	Hoxton	0	0	0	0	0	1
101	Lea Bridge Road	Leabridge	0	0	0	0	0	1
102	Beatty Road	Stoke Newington Central	0	0	0	0	0	1
103	Rendelsham Road	Hackney Downs	0	0	0	0	0	1
104	Somerford Grove	Stoke Newington Central	0	0	0	0	0	1
105	East Bank	Lordship	0	0	0	0	0	1
106	Shacklewell Green	Dalston	0	0	0	0	0	1
107	Trafalgar Mews	Wick	0	0	0	0	0	1
108	Flandersway/Morning Lane	Chatham	0	0	0	0	0	1
109	Southgate Road/Canal Walk	De Beauvoir	0	0	0	0	0	1
110	Shacklewell Lane	Dalston	0	0	0	0	0	1

Appendix C Table 2 - Existing Employment Role

Site I.D	Site Name	New Employment Development	Listed Building	London Sq	Area of Special Landscape	Car Parking	Transport Safeguarded	Total Employment Floorspace	Existing Employment Role-Active?	Marginal Employment Role	Unsuitable/unavailable Location
001	Pinder Street	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	35526	TRUE	FALSE	FALSE
002	Clifton St	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	72640	TRUE	FALSE	FALSE
003	Worship Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	61159	TRUE	FALSE	FALSE
004	Luke Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	22480	TRUE	FALSE	FALSE
005	Hollywell Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	44562	TRUE	FALSE	FALSE
006	Sinlton Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	32973	TRUE	FALSE	FALSE
007	Leonard Street	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	6886	TRUE	FALSE	FALSE
008	Mark Square	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	21489	TRUE	FALSE	FALSE
009	Shoreditch High Street	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	7206	TRUE	FALSE	FALSE
010	Phipp Street	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	11319	TRUE	FALSE	FALSE
011	Worship Street (East)	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	1320	TRUE	FALSE	FALSE
012	Folgate Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	35439	TRUE	FALSE	FALSE
013	Norton Folgate	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	6606	TRUE	FALSE	FALSE
014	Commercial Street	TRUE	FALSE	FALSE	FALSE	FALSE	FALSE	936	FALSE	TRUE	FALSE
015	Boundary Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	41920	TRUE	FALSE	FALSE
016	New Inn Yard	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	21640	TRUE	FALSE	FALSE
017	Rivington Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	29429	TRUE	FALSE	FALSE
018	Great Eastern Street	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	35415	TRUE	FALSE	FALSE
019	Charlotte Road	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	19974	TRUE	FALSE	FALSE
020	Willow Street	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	27295	TRUE	FALSE	FALSE
021	Tabernacle Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	25346	TRUE	FALSE	FALSE
022	Cremer Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	47639	TRUE	FALSE	FALSE
023	Waterson St	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	14210	TRUE	FALSE	FALSE
024	Shenfield Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	5134	TRUE	FALSE	FALSE
025	Hoxton Square	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	35629	TRUE	FALSE	FALSE
026	East Road Shoreditch	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	48213	TRUE	FALSE	FALSE
027	Provost Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	22947	TRUE	FALSE	FALSE
028	Britannia Walk	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	15650	TRUE	FALSE	FALSE
029	Westland Place	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	84373	TRUE	FALSE	FALSE
030	Wenlock Road	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	49447	FALSE	FALSE	FALSE
031	Eagle Wharf	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	67955	TRUE	FALSE	FALSE
032	Hoxton Street	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	2867	TRUE	FALSE	FALSE
033	Orsman Road	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	18887	TRUE	FALSE	FALSE
034	Laburnum Street	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	11788	TRUE	FALSE	FALSE
035	Hertford Road	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	34377	TRUE	FALSE	FALSE
036	Acton Mews	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	21761	TRUE	FALSE	FALSE
037	Arbutus Street	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	13613	TRUE	FALSE	FALSE
038	Kingsland Road	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	4028	TRUE	FALSE	FALSE
039	Tottenham Rd	FALSE	FALSE	TRUE	TRUE	FALSE	FALSE	10841	TRUE	FALSE	FALSE
040	Forest Close	FALSE	FALSE	TRUE	TRUE	FALSE	FALSE	2347	TRUE	FALSE	FALSE
041	Dalston Lane	FALSE	TRUE	TRUE	TRUE	FALSE	FALSE	24942	TRUE	TRUE	FALSE
042	Stanborough Passage	FALSE	TRUE	TRUE	TRUE	FALSE	FALSE	9282	TRUE	FALSE	FALSE
043	Birkbeck Mews	FALSE	FALSE	TRUE	FALSE	FALSE	FALSE	13077	TRUE	FALSE	FALSE
044	Broadway Market	FALSE	FALSE	FALSE	TRUE	TRUE	FALSE	2048	FALSE	TRUE	FALSE
045	Sheep Lane	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	25857	TRUE	FALSE	FALSE
046	Exmouth Place	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	29818	TRUE	FALSE	FALSE
047	London Lane	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	39557	TRUE	FALSE	FALSE
048	Tudor Road	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	46617	TRUE	FALSE	FALSE
049	Mare Street	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE	54980	TRUE	FALSE	FALSE
050	Valette Street	TRUE	FALSE	TRUE	TRUE	FALSE	FALSE	3858	TRUE	FALSE	FALSE
051	Morning Lane	TRUE	TRUE	TRUE	TRUE	FALSE	FALSE	22694	TRUE	FALSE	FALSE
052	Well Street	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	4182	TRUE	FALSE	FALSE
053	Victoria Park Rd	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	1725	TRUE	FALSE	FALSE
054	Digby Road	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	22733	TRUE	FALSE	FALSE
055	Kingsmead Way	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	18666	FALSE	TRUE	FALSE
056	Lee Conservancy Road	TRUE	FALSE	FALSE	FALSE	FALSE	FALSE	3116	FALSE	TRUE	FALSE
057	Whitepost Lane	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	50110	TRUE	FALSE	FALSE
058	Waterdown Road South	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	74118	TRUE	FALSE	FALSE
059	Waterden Road (North)	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	32156	TRUE	FALSE	FALSE
060	Millfields Road	FALSE	FALSE	FALSE	FALSE	FALSE	TRUE	0	FALSE	TRUE	FALSE
061	Lower Clapton Road South	FALSE	FALSE	TRUE	FALSE	FALSE	FALSE	5557	TRUE	FALSE	FALSE
062	Chatsworth Road	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	238	FALSE	FALSE	FALSE
063	Tilia Street	TRUE	FALSE	FALSE	FALSE	FALSE	TRUE	1036	FALSE	TRUE	FALSE
064	Downs Road	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	495	FALSE	FALSE	FALSE
065	Theydon Road	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	77142	TRUE	FALSE	FALSE
066	Upper Clapton Road	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	1596	TRUE	FALSE	FALSE
067	Stoke Newington High Street	FALSE	FALSE	TRUE	FALSE	FALSE	FALSE	11697	TRUE	FALSE	FALSE
068	Cazanove Road	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE	15279	TRUE	FALSE	FALSE
069	Belfast Road	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	6697	TRUE	FALSE	FALSE
070	Stamford Hill	FALSE	FALSE	FALSE	TRUE	TRUE	FALSE	6985.5	TRUE	FALSE	FALSE
071	Maple Close	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	28113	TRUE	FALSE	FALSE
072	Blackstock Road	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	2762	TRUE	FALSE	FALSE
073	Red Square	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	17012	FALSE	TRUE	FALSE
074	Stoke Newington Church St	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	4057	FALSE	TRUE	FALSE
075	Culford Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	637	TRUE	FALSE	FALSE
076	Montgrove Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	508	FALSE	FALSE	FALSE
077	Woodbury Grove	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	643	TRUE	FALSE	FALSE
078	Albian Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	1251	TRUE	FALSE	FALSE
079	Green Lane	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	963	TRUE	FALSE	FALSE
080	Fouldon Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	1591	TRUE	FALSE	FALSE
081	Stoke Newington Road	TRUE	FALSE	FALSE	TRUE	FALSE	FALSE	17052	TRUE	FALSE	FALSE
082	Amhurst Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	661	TRUE	FALSE	FALSE
083	Amhurst Terrace	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	11572	TRUE	FALSE	FALSE
084	Andre Street	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	13268	TRUE	FALSE	FALSE
085	Marcon Place	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	2643	FALSE	TRUE	FALSE
086	Southwold Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	233	TRUE	FALSE	FALSE
087	Prout Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	4533	TRUE	FALSE	FALSE
088	Atterton Rd	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	3992	FALSE	TRUE	FALSE
090	Furrow Lane	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	1192	FALSE	TRUE	FALSE
091	Darnley Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	2882	TRUE	FALSE	FALSE
093	Brookfield Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	438	TRUE	FALSE	FALSE
095	Chamond R.D.	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	121.5	FALSE	TRUE	FALSE
096	Haggerston Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	388	FALSE	TRUE	FALSE
097	De Beauvoir Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	3073	TRUE	FALSE	FALSE
098	Bevenden Street	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	18540	FALSE	TRUE	FALSE
099	Hackney Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	7562	TRUE	FALSE	FALSE
100	Piffeld Street	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	5938	TRUE	FALSE	FALSE
101	Lea Bridge Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	4299	FALSE	TRUE	FALSE
102	Beatty Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	2700	FALSE	FALSE	FALSE
103	Rendelsham Road	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	4848.5	FALSE	TRUE	FALSE
104	Somerford Grove	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	25968	FALSE	TRUE	FALSE
105	East Bank	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	1205	TRUE	FALSE	FALSE
106	Shacklewell Green	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	856	FALSE	TRUE	FALSE
107	Trafalgar Mews	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	3058	FALSE	TRUE	FALSE
108	Flandersway/Morning Lane	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	10767	TRUE	FALSE	FALSE
109	Southgate Road/Canal Walk	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	11442	FALSE	TRUE	FALSE
110	Shacklewell Lane	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	9561	TRUE	FALSE	FALSE
	Total	27	51	11	9	11	2	1909155	82	21	0
	% of Total Sites	25.2	47.7	10.3	8.4	10.3	1.9		76.6	19.6	0.0

Appendix C Table 3 - Employment Premises

	Total No. of Employment Premises	No. of Vacant Premises	% Total of Vacant Premises	
001	Pinder Street	9	1	11.1
002	Clifton St	4	0	0.0
003	Worship Street	17	0	0.0
004	Luke Street	21	0	0.0
005	Hollywell Street	37	2	5.4
006	Sinlton Street	6	0	0.0
007	Leonard Street	2	0	0.0
008	Mark Square	22	0	0.0
009	Shoreditch High Street	12	0	0.0
010	Phipp Street	23	1	4.3
011	Worship Street (East)	2	0	0.0
012	Folgate Street	23	0	0.0
013	Norton Folgate	118	1	0.8
014	Commercial Street	6	0	0.0
015	Boundary Street	32	12	37.5
016	New Inn Yard	19	10	52.6
017	Rivington Street	62	15	24.2
018	Great Eastern Street	25	6	24.0
019	Charlotte Road	51	4	7.8
020	Willow Street	36	1	2.8
021	Tabernacle Street	19	1	5.3
022	Cremer Street	133	19	14.3
023	Waterson St	45	21	46.7
024	Shenfield Street	45	0	0.0
025	Hoxton Square	57	17	29.8
026	East Road Shoreditch	38	0	0.0
027	Provost Street	22	3	13.6
028	Britannia Walk	17	9	52.9
029	Westland Place	5	4	80.0
030	Wenlock Road	101	10	9.9
031	Eagle Wharf	20	0	0.0
032	Hoxton Street	7	1	14.3
033	Orsman Road	29	8	27.6
034	Laburnum Street	14	1	7.1
035	Hertford Road	21	0	0.0
036	Acton Mews	14	0	0.0
037	Arbutus Street	11	0	0.0
038	Kingsland Road	13	1	7.7
039	Tottenham Rd	15	1	6.7
040	Forest Close	4	0	0.0
041	Dalston Lane	36	1	2.8
042	Stanborough Passage	13	1	7.7
043	Birkbeck Mews	31	1	3.2
044	Broadway Market	13	5	38.5
045	Sheep Lane	62	19	30.6
046	Exmouth Place	49	1	2.0
047	London Lane	91	7	7.7
048	Tudor Road	22	9	40.9
049	Mare Street	22	1	4.5
050	Valette Street	10	2	20.0
051	Morning Lane	41	0	0.0
052	Well Street	5	0	0.0
053	Victoria Park Rd	10	2	20.0
054	Digby Road	25	2	8.0
055	Kingsmead Way	1	0	0.0
056	Lee Conservancy Road	1	0	0.0
057	Whitepost Lane	50	5	10.0
058	Waterdown Road South	15	1	6.7
059	Waterden Road (North)	9	4	44.4
060	Millhills Road	0	0	0.0
061	Lower Clapton Road South	13	0	0.0
062	Chatsworth Road	3	2	66.7
063	Tilia Street	13	0	0.0
064	Downs Road	1	0	0.0
065	Theydon Road	44	12	27.3
066	Upper Clapton Road	7	3	42.9
067	Stoke Newington High Street	69	1	1.4
068	Cazanove Road	12	0	0.0
069	Belfast Road	11	0	0.0
070	Stamford Hill	22	0	0.0
071	Maple Close	14	1	7.1
072	Blackstock Road	11	0	0.0
073	Red Square	13	2	15.4
074	Stoke Newington Church St	18	0	0.0
075	Culford Road	5	0	0.0
076	Montgrove Road	3	1	33.3
077	Woodbury Grove	2	0	0.0
078	Albian Road	5	0	0.0
079	Green Lane	5	2	40.0
080	Fouldon Road	3	2	66.7
081	Stoke Newington Road	18	0	0.0
082	Amhurst Road	2	0	0.0
083	Amhurst Terrace	6	0	0.0
084	Andre Street	20	0	0.0
085	Marcon Place	3	1	33.3
086	Southwold Road	3	0	0.0
087	Prout Road	3	0	0.0
088	Atterton Rd	4	1	25.0
090	Furrow Lane	2	0	0.0
091	Darnley Road	5	0	0.0
093	Brookfield Road	2	1	50.0
095	Chamond R.D.	4	0	0.0
096	Haggerston Road	4	0	0.0
097	De Beauvoir Road	10	0	0.0
098	Bevenden Street	6	1	16.7
099	Hackney Road	18	0	0.0
100	Pitfield Street	14	3	21.4
101	Lea Bridge Road	3	2	66.7
102	Beatty Road	1	1	100.0
103	Rendelsham Road	2	0	0.0
104	Somerford Grove	1	1	100.0
105	East Bank	1	0	0.0
106	Shacklewell Green	1	0	0.0
107	Trafalgar Mews	9	0	0.0
108	Flandersway/Morning Lane	5	1	20.0
109	Southgate Road/Canal Walk	4	3	75.0
110	Shacklewell Lane	7	2	28.6
Total	2095	253	12.1	

Appendix C Table 4 - Range of Premises Types

		Warehousing/ Storage/Depot	Factory	Light Industrial Unit	Workshop	Railway Arch	Studio	Standalone Offices	Office above shops	Managed workspace	Live-work Unit	Other- Specify
001	Pinder Street	0	0	0	0	0	0	1	1	0	0	
002	Clifton St	0	0	1	0	0	0	1	0	0	0	
003	Worship Street	0	0	0	0	0	0	1	1	0	1	
004	Luke Street	0	0	0	0	0	0	1	1	0	0	
005	Hollywell Street	1	0	1	0	0	0	1	1	0	0	
006	Sinlton Street	0	0	1	0	0	0	1	1	0	0	
007	Leonard Street	0	0	0	0	0	0	1	0	0	0	
008	Mark Square	0	0	0	0	0	0	0	0	0	0	
009	Shoreditch High Street	1	0	0	0	1	0	1	1	0	0	
010	Phipp Street	1	0	0	0	0	1	1	1	0	0	
011	Worship Street (East)	1	0	0	0	0	0	0	1	0	0	
012	Folgate Street	1	0	1	1	0	0	1	1	0	0	pub (G)/retail (E)
013	Norton Folgate	0	0	0	0	0	0	0	1	0	1	
014	Commercial Street	0	0	0	0	0	0	0	1	0	0	Retail/residential hotel
015	Boundary Street	0	0	0	0	0	1	1	1	0	0	
016	New Inn Yard	1	0	0	1	0	0	1	1	0	0	
017	Rivington Street	1	0	1	1	1	1	1	1	0	1	
018	Great Eastern Street	0	0	0	0	0	0	1	1	0	0	
019	Charlotte Road	1	0	0	0	0	0	1	1	0	0	education/studios
020	Willow Street	0	0	1	0	0	0	1	1	0	0	
021	Tabernacle Street	1	0	1	1	0	1	0	1	0	1	
022	Cremer Street	1	1	1	1	1	1	0	1	1	1	
023	Waterson St	0	0	1	1	0	1	0	1	1	0	
024	Sherfield Street	1	0	0	0	0	1	0	1	0	0	
025	Hoxton Square	1	0	1	0	0	1	1	1	0	1	Hotel
026	East Road Shoreditch	1	0	1	0	0	0	1	0	0	0	
027	Provost Street	0	0	0	0	0	1	1	0	0	0	
028	Britannia Walk	1	0	0	0	0	0	1	1	0	1	
029	Westland Place	1	0	0	0	0	1	1	1	1	0	
030	Wenlock Road	1	1	1	0	0	1	0	0	1	0	
031	Eagle Wharf	1	0	1	0	0	0	1	0	0	0	
032	Hoxton Street	1	0	1	1	0	1	0	0	0	0	
033	Orsman Road	1	1	1	0	0	1	0	0	0	0	
034	Laburnum Street	1	0	0	0	0	1	0	0	0	0	
035	Hertford Road	1	1	1	1	0	0	1	1	0	1	
036	Acton Mews	1	0	0	0	1	0	1	0	0	0	under construction
037	Arbutus Street	1	0	1	1	1	0	1	1	0	1	
038	Kingsland Road	1	0	1	1	0	0	0	1	0	1	vacant
039	Tottenham Rd	1	0	1	1	0	1	0	1	0	0	
040	Forest Close	0	0	0	0	0	0	0	1	1	0	
041	Dalston Lane	0	1	1	1	0	1	0	0	0	1	
042	Stanborough Passage	1	0	1	0	0	0	0	1	1	0	
043	Birkbeck Mews	1	1	1	0	0	0	0	1	1	0	
044	Broadway Market	0	0	0	0	0	0	1	1	0	0	
045	Sheep Lane	0	1	1	0	0	0	0	0	1	1	
046	Exmouth Place	1	1	1	1	1	0	1	0	0	0	
047	London Lane	1	0	1	0	1	0	1	0	0	1	
048	Tudor Road	1	1	1	1	0	1	1	1	0	1	
049	Mare Street	0	0	0	1	0	0	1	1	0	0	
050	Valette Street	0	0	0	0	1	0	1	0	0	0	
051	Morning Lane	1	0	0	1	1	0	1	0	0	0	
052	Well Street	1	0	0	0	0	0	0	1	0	0	
053	Victoria Park Rd	0	0	1	1	0	0	0	1	0	0	
054	Digby Road	1	1	0	1	0	0	0	0	0	0	
055	Kingsmead Way	0	1	0	0	0	0	0	0	0	0	
056	Lee Conservancy Road	1	0	0	0	0	0	0	0	0	0	
057	Whitepost Lane	1	1	1	1	0	1	0	0	0	0	
058	Waterdown Road South	1	0	1	0	0	0	0	0	0	0	
059	Waterden Road (North)	1	1	1	1	0	0	0	0	0	0	
060	Millfields Road	0	0	0	0	0	0	0	0	0	0	No premises on site
061	Lower Clapton Road South	0	0	0	0	0	0	0	1	0	0	
062	Chatsworth Road	0	0	0	0	0	0	0	0	0	0	garage
063	Tilia Street	1	0	1	1	0	0	0	0	0	0	Clapton Business Centre - offices & workshops
064	Downs Road	0	0	0	1	0	0	1	0	0	0	
065	Theydon Road	1	1	1	1	0	0	1	0	0	1	
066	Upper Clapton Road	0	0	0	0	0	0	0	1	1	0	Garage
067	Stoke Newington High Street	1	0	0	0	0	0	0	1	0	0	
068	Cazanove Road	0	0	1	0	0	0	1	1	1	0	
069	Belfast Road	1	1	1	1	0	0	0	0	0	1	
070	Stamford Hill	0	0	0	0	0	0	0	1	0	0	
071	Maple Close	1	0	1	0	0	0	1	0	0	0	
072	Blackstock Road	0	0	1	0	0	0	0	0	0	0	
073	Red Square	1	0	1	1	0	0	0	0	0	1	
074	Stoke Newington Church St	1	0	1	1	0	0	0	1	0	0	
075	Culford Road	1	0	1	1	0	1	0	0	0	0	
076	Montgrove Road	0	0	0	0	0	0	0	1	0	1	
077	Woodbury Grove	0	0	0	0	0	0	0	1	1	0	
078	Albian Road	1	0	1	1	0	0	0	0	0	0	
079	Green Lane	0	0	0	0	0	0	0	1	0	0	
080	Fouldon Road	0	0	1	0	0	0	0	0	0	0	
081	Stoke Newington Road	1	1	1	0	0	0	0	1	0	0	
082	Amhurst Road	0	0	1	1	0	0	0	0	0	0	
083	Amhurst Terrace	1	1	0	0	0	0	1	0	0	0	
084	Andre Street	1	0	1	1	1	1	0	0	0	0	
085	Marcon Place	0	1	1	0	1	0	1	0	0	0	service/repair workshop
086	Southwold Road	0	0	0	0	0	0	0	0	0	0	garage
087	Prout Road	0	0	1	0	0	0	0	0	0	0	
088	Atterton Rd	0	1	1	1	0	0	0	1	0	0	
090	Furrow Lane	1	0	0	0	0	0	0	0	0	0	Garage
091	Darnley Road	0	0	1	1	0	0	0	0	0	0	
093	Brookfield Road	0	0	0	0	0	0	1	0	0	0	
095	Chamond R.D.	0	0	0	0	0	0	0	0	0	0	office/retail under residential
096	Haggerston Road	0	0	0	0	0	0	0	0	0	0	office/retail below residential
097	De Beauvoir Road	1	1	1	0	0	1	1	1	0	0	
098	Bevenden Street	1	0	1	0	0	0	1	0	0	0	
099	Hackney Road	0	0	1	1	0	1	0	1	0	1	
100	Pitfield Street	1	0	0	0	0	0	1	1	0	0	
101	Lea Bridge Road	1	1	0	0	0	0	1	0	0	0	
102	Beatty Road	0	0	0	0	0	0	0	1	0	0	
103	Rendelsham Road	0	0	0	1	0	0	0	0	0	0	Garage
104	Somerford Grove	1	0	0	0	0	0	1	0	0	0	Loft apartments
105	East Bank	1	0	0	0	0	0	0	0	0	0	
106	Shacklewell Green	0	0	0	0	0	0	0	0	0	0	
107	Trafalgar Mews	0	0	1	1	0	1	0	0	0	0	
108	Flandersway/Morning Lane	0	0	0	0	0	0	1	0	0	0	Art studios
109	Southgate Road/Canal Walk	0	1	1	0	0	0	1	0	0	0	
110	Shacklewell Lane	0	0	1	0	0	0	0	0	0	0	
	Total	55	23	55	35	11	24	45	51	11	19	

Appendix C Table 5 - Age of Premises

Site I.D	Site Name	Age of Premises			Comments	
		Last 5yrs	5-20yrs	20-50yrs		>50yrs
001	Pinder Street	0	75	0	25	
002	Clifton St	35	25	0	40	
003	Worship Street	0	40	45	15	
004	Luke Street	0	0	100	0	
005	Hollywell Street	0	10	10	80	
006	Sintton Street	0	0	30	70	Older building
007	Leonard Street	0	100	0	0	
008	Mark Square	0	0	40	60	
009	Shoreditch High Street	0	40	0	60	
010	Phipp Street	0	0	0	100	Some internal and external modernisation
011	Worship Street (East)	0	0	0	100	B is about 80 years old
012	Folgate Street	0	25	45	30	
013	Norton Folgate	0	0	0	100	C has been recently renovated
014	Commercial Street	0	0	0	100	
015	Boundary Street	10	20	20	50	
016	New Inn Yard	0	0	50	50	
017	Rivington Street	5	5	5	85	Half (approx) of all buildings over 50 yrs have been renovated
018	Great Eastern Street	10	0	20	70	K, O and E have been recently refurbished
019	Charlotte Road	10	10	20	60	
020	Willow Street	0	20	50	30	
021	Tabernacle Street	0	70	0	30	
022	Cremer Street	10	10	20	60	
023	Waterson St	10	10	0	80	I&A renovated
024	Shenfield Street	0	0	0	100	
025	Hoxton Square	10	5	30	55	A lot of the older properties have been renovated to good standard
026	East Road Shoreditch	0	0	70	30	Q and P have been renovated
027	Provost Street	0	15	20	65	
028	Britannia Walk	70	0	10	20	
029	Westland Place	0	20	0	80	Majority of blocks are refurbished
030	Wenlock Road	0	30	40	30	
031	Eagle Wharf	20	0	20	60	B has been newly renovated
032	Hoxton Street	0	0	0	100	
033	Orsman Road	0	0	0	100	C,D,G been refurbished
034	Laburnum Street	0	0	20	80	
035	Hertford Road	0	10	30	60	
036	Acton Mews	0	0	40	60	
037	Arbutus Street	0	15	25	60	
038	Kingsland Road	0	0	0	100	
039	Tottenham Rd	0	0	10	90	
040	Forest Close	34	0	0	66	
041	Dalston Lane	0	20	0	80	
042	Stanborough Passage	0	0	20	80	
043	Birkbeck Mews	0	10	0	90	
044	Broadway Market	0	0	0	100	
045	Sheep Lane	10	0	60	30	A renovated
046	Exmouth Place	0	20	0	80	
047	London Lane	0	15	0	85	
048	Tudor Road	0	0	0	100	
049	Mare Street	0	30	0	70	
050	Valette Street	0	0	0	100	
051	Morning Lane	0	0	25	75	
052	Well Street	0	0	0	100	
053	Victoria Park Rd	0	10	90	0	
054	Digby Road	0	0	60	40	
055	Kingsmead Way	0	0	100	0	
056	Lee Conservancy Road	0	0	100	0	
057	Whitepost Lane	0	0	50	50	
058	Waterdown Road South	0	0	0	100	
059	Waterden Road (North)	0	0	50	50	Predominantly 1950s style buildings
060	Millfields Road	0	0	0	0	N/A - No development on site
061	Lower Clapton Road South	0	0	0	100	
062	Chatsworth Road	0	0	0	100	
063	Tilia Street	0	75	0	25	Lockups 1980s. Electrical repair - vernacular Victorian
064	Downs Road	0	0	0	100	
065	Theydon Road	0	25	0	75	JKL in very poor condition & beyond repair
066	Upper Clapton Road	0	0	5	95	
067	Stoke Newington High Street	0	0	30	70	
068	Cazanove Road	0	0	30	70	
069	Belfast Road	0	0	100	0	
070	Stamford Hill	0	0	10	90	
071	Maple Close	0	0	10	90	
072	Blackstock Road	0	0	0	100	
073	Red Square	80	0	0	20	
074	Stoke Newington Church St	0	0	0	100	
075	Cufford Road	0	0	0	100	
076	Montgrove Road	0	0	0	100	
077	Woodbury Grove	0	50	0	50	
078	Albian Road	0	0	100	0	
079	Green Lane	0	0	0	100	
080	Fouldon Road	0	0	0	100	
081	Stoke Newington Road	0	0	20	80	
082	Amhurst Road	0	0	0	100	
083	Amhurst Terrace	0	0	40	60	
084	Andre Street	10	0	0	90	
085	Marcon Place	0	0	50	50	
086	Southwold Road	0	0	0	100	
087	Prout Road	0	0	0	100	
088	Atterton Rd	0	0	0	100	
090	Furrow Lane	0	0	0	100	
091	Darnley Road	0	0	0	100	
093	Brookfield Road	0	0	0	100	
095	Chamond R.D.	0	0	0	100	
096	Haggerston Road	0	0	0	100	
097	De Beauvoir Road	0	0	0	100	Most old industrial units that were in good to poor quality
098	Bevenden Street	0	0	50	50	
099	Hackney Road	5	20	0	75	A,F been renovated
100	Pitfield Street	0	0	50	50	
101	Lea Bridge Road	0	0	20	80	
102	Beatty Road	0	0	0	100	
103	Rendelsham Road	0	75	0	25	
104	Somerford Grove	0	0	0	100	
105	East Bank	0	100	0	0	
106	Shacklewell Green	0	0	0	100	
107	Trafalgar Mews	0	0	0	100	Appear to be recently refurbished
108	Flandersway/Morning Lane	0	20	40	40	
109	Southgate Road/Canal Walk	0	0	30	70	
110	Shacklewell Lane	0	0	10	90	
Average Values		3.1	9.6	17.9	68.5	

Appendix C Table 6 - Condition of Premises

		Very Good	Good	Fair	Poor	Very Poor	Comments
001	Pinder Street	75	0	0	25	0	
002	Clifton St	35	25	40	0	0	2 new corporate HQ (Band C) only just finished.
003	Worship Street	0	60	40	0	0	
004	Luke Street	0	0	80	20	0	
005	Hollywell Street	0	80	20	0	0	
006	Sinlton Street	0	100	0	0	0	
007	Leonard Street	0	0	100	0	0	
008	Mark Square	0	20	80	0	0	
009	Shoreditch High Street	0	60	30	10	0	
010	Phipp Street	0	90	10	0	0	
011	Worship Street (East)	0	0	100	0	0	
012	Folgate Street	30	40	30	0	0	
013	Norton Folgate	5	0	95	0	0	
014	Commercial Street	0	0	100	0	0	
015	Boundary Street	20	30	35	10	5	Some vacant shops very dilapidated
016	New Inn Yard	0	20	60	20	0	
017	Rivington Street	10	20	50	20	0	
018	Great Eastern Street	20	50	20	10	0	
019	Charlotte Road	15	85	0	0	0	
020	Willow Street	25	25	25	20	5	
021	Tabernacle Street	10	60	30	0	0	
022	Cremer Street	5	30	15	30	20	Quite mixed but quite a lot of neglected premises.
023	Waterson St	10	80	10	0	0	
024	Shenfield Street	40	40	20	0	0	Mostly old refurbished to a good standard
025	Hoxton Square	25	40	30	5	0	
026	East Road Shoreditch	0	60	40	0	0	
027	Provost Street	20	20	60	0	0	
028	Britannia Walk	80	0	20	0	0	
029	Westland Place	70	30	0	0	0	
030	Wenlock Road	20	65	5	5	5	
031	Eagle Wharf	60	20	20	0	0	
032	Hoxton Street	0	0	30	70	0	
033	Orsman Road	0	40	40	0	20	
034	Laburnum Street	10	20	30	0	40	F good, E,C,B very poor
035	Hertford Road	10	20	50	20	0	
036	Acton Mews	0	15	75	0	10	
037	Arbutus Street	0	70	0	30	0	
038	Kingsland Road	0	30	50	15	5	
039	Tottenham Rd	5	90	0	0	5	
040	Forest Close	34	33	0	0	33	
041	Dalston Lane	20	30	30	0	20	Varied mix of premises
042	Stanborough Passage	0	20	70	10	0	
043	Birkbeck Mews	10	90	0	0	0	
044	Broadway Market	30	60	10	0	0	
045	Sheep Lane	10	30	50	10	0	
046	Exmouth Place	5	60	30	5	0	
047	London Lane	35	20	35	10	0	
048	Tudor Road	5	20	30	45	0	
049	Mare Street	50	12.5	25	12.5	0	
050	Valette Street	10	0	90	0	0	
051	Morning Lane	35	15	35	15	0	
052	Well Street	10	90	0	0	0	
053	Victoria Park Rd	0	50	30	20	0	
054	Digby Road	30	30	30	10	0	
055	Kingsmead Way	0	100	0	0	0	
056	Lee Conservancy Road	0	100	0	0	0	
057	Whitepost Lane	6	50	22	22	0	Poor quality area located to southern fringe of site - scrap yards etc
058	Waterdown Road South	0	34	33	33	0	
059	Waterden Road (North)	0	80	20	0	0	
060	Millfields Road	0	0	0	0	0	N/A. This is not applicable to this site because there is no development on the site.
061	Lower Clapton Road South	0	50	50	0	0	
062	Chatsworth Road	0	40	0	60	0	Vacant buildings in state of dereliction
063	Tilia Street	0	25	75	0	0	B: lockups in varying states- difficult to tell if well used or not.
064	Downs Road	0	100	0	0	0	
065	Theydon Road	5	10	10	0	75	
066	Upper Clapton Road	0	10	90	0	0	
067	Stoke Newington High Street	0	60	40	0	0	
068	Cazanove Road	0	95	5	0	0	
069	Belfast Road	0	80	20	0	0	
070	Stamford Hill	0	100	0	0	0	
071	Maple Close	0	100	0	0	0	
072	Blackstock Road	0	100	0	0	0	
073	Red Square	80	15	5	0	0	
074	Stoke Newington Church St	0	80	20	0	0	
075	Culford Road	0	100	0	0	0	
076	Montgrove Road	0	100	0	0	0	
077	Woodbury Grove	0	100	0	0	0	
078	Albian Road	0	100	0	0	0	
079	Green Lane	0	100	0	0	0	
080	Fouldon Road	0	100	0	0	0	
081	Stoke Newington Road	5	95	0	0	0	
082	Amhurst Road	0	30	60	10	0	
083	Amhurst Terrace	0	100	0	0	0	
084	Andre Street	20	0	60	10	10	
085	Marcon Place	0	25	25	50	0	
086	Southwold Road	0	0	100	0	0	
087	Prout Road	0	0	100	0	0	
088	Atterton Rd	0	25	50	25	0	
090	Furrow Lane	0	0	40	60	0	
091	Darnley Road	0	0	100	0	0	
093	Brookfield Road	0	50	50	0	0	
095	Chamond R.D.	0	100	0	0	0	
096	Haggerston Road	0	100	0	0	0	
097	De Beauvoir Road	10	80	10	0	0	
098	Bevenden Street	0	50	50	0	0	Older buildings in a poorer state
100	Pitfield Street	0	60	40	0	0	
101	Lea Bridge Road	0	0	20	60	20	
102	Beatty Road	0	0	25	0	75	
103	Rendelsham Road	0	85	15	0	0	
104	Somerford Grove	0	100	0	0	0	
105	East Bank	0	100	0	0	0	
106	Shacklewell Green	0	0	100	0	0	
107	Trafalgar Mews	100	0	0	0	0	
108	Flandersway/Morning Lane	0	60	0	0	40	
109	Southgate Road/Canal Walk	0	25	50	25	0	
110	Shacklewell Lane	0	100	0	0	0	
	Average	10.5	47.3	30.1	7.6	3.7	

Appendix C Table 7 - Utilisation

Site I.D	Site Name	Plot Utilisation (%)	Site Underutilisation
001	Pinder Street	95	Small site named as area F vacant/cleared
002	Clifton St	95	
003	Worship Street	100	
004	Luke Street	90	K/E car parks
005	Hollywell Street	90	Some service areas/yards underdeveloped but used
006	Snitton Street	95	Mostly built on (exception of C - office & car park)
007	Leonard Street	0	Car park/open space and car park in front of offices
008	Mark Square	0	Garage area (k) and church grounds-green (i)
009	Shoreditch High Street	85	Some car parking/servicing space available
010	Phipp Street	75	Car parking areas - 1 private, 1 potential for redevelopment
011	Worship Street (East)	5	Most of site has been cleared
012	Folgate Street	95	Some open car park space but mostly sheltered
013	Norton Folgate	90	Some servicing/car park rear M
014	Commercial Street	35	Including railway line as developed land
015	Boundary Street	100	Quite a few vacant shop sites
016	New Inn Yard	40	Large areas of land not developed as they are safeguarded for East London Line extension
017	Rivington Street	75	Disused railway line runs through centre of site which could be developed
018	Great Eastern Street	95	Only a small car park to south of R is not developed
019	Charlotte Road	95	No major underutilised areas
020	Willow Street	90	Car park (f and k) /derelict buildings (M)
021	Tabernacle Street	95	Some yard space unused & some floorspace of units (ie A, B) free. Entire building/unit (E)
022	Cremer Street	70	Lots of car parking/access sites
023	Waterson St	90	Some internal circulation nr J,K,A
024	Shenfield Street	95	Only yard space undeveloped but mostly used
025	Hoxton Square	80	Hoxton Sq takes up half undeveloped space. The result is yard space in use other than a car park by site H which is underutilised.
026	East Road Shoreditch	85	Some servicing area exists around B,D and N
027	Provost Street	70	Quite a lot of service areas - don't appear to be used much
028	Britannia Walk	70	Car parks adjacent to G & F have potential for development
029	Westland Place	80	Car park & internal circulation
030	Wenlock Road	95	G&H have some room fronting the river. Could be purchased & site redeveloped
031	Eagle Wharf	90	Car park/storage area near E could be utilised
032	Hoxton Street	95	In open space for sale (yard)
033	Orsman Road	80	Some servicing space around J,I & C
034	Laburnum Street	85	Site to the east of E&D has potential for redevelopment
035	Hertford Road	60	A lot of industrial yards in use
036	Acton Mews	95	
037	Arbutus Street	95	Would be higher if E were 'in use'
038	Kingsland Road	90	Site G: totally vacant, other sites fully utilised.
039	Tottenham Rd	95	Site J vacant - not used dilapidated
040	Forest Close	75	The underutilised area within site A. Overgrown shrubs and boarded up.
041	Dalston Lane	80	Car park; vacant land; land under construction
042	Stanborough Passage	85	2 derelict sites - site C & part E (top 2 floors)
043	Birkbeck Mews	98	Small yard - used for storage
044	Broadway Market	100	
045	Sheep Lane	80	Plenty of car parking areas which have potential for development
046	Exmouth Place	99	One site (A) vacant
047	London Lane	97	Some car park space-rest developed
048	Tudor Road	70	There were 9 streets vacant
049	Mare Street	100	n/a
050	Valette Street	90	Underutilisation due to vacant bank site
051	Morning Lane	100	
052	Well Street	100	
053	Victoria Park Rd	90	Two units not used. Vacant units above shop premises
054	Digby Road	95	Site K not used, lots of potential
055	Kingsmead Way	100	
056	Lee Conservancy Road	100	
057	Whitepost Lane	80	
058	Waterdown Road South	85	Vacant site H is underutilised
059	Waterden Road (North)	40	Former London stadium site represents significant area of vacant land, together with other pockets
060	Millfields Road	0	No development-vacant site
061	Lower Clapton Road South	95	Mostly developed - some service areas that are in use
062	Chatsworth Road	90	Victorian shopping area
063	Tilia Street	90	Development opportunity site now developed for housing
064	Downs Road	95	
065	Theydon Road	60	Sites A-I fully developed. JKL vacant with lots of undeveloped space.
066	Upper Clapton Road	95	Only garage forecourt/garage could be developed
067	Stoke Newington High Street	100	
068	Cazanove Road	100	n/a
069	Belfast Road	100	n/a
070	Stamford Hill	100	
071	Maple Close	80	Site H is vacant. It is to 'be let'
072	Blackstock Road	100	
073	Red Square	85	Undeveloped space - designated parking for gated community. Also used for playspace/open space
074	Stoke Newington Church St	100	Yard used for storage
075	Culford Road	100	n/a
076	Montgrove Road	100	
077	Woodbury Grove	100	n/a
078	Albian Road	100	
079	Green Lane	100	n/a
080	Fouldon Road	70	Vacant unit above retail premises
081	Stoke Newington Road	98	Site P: vacant land for development. Site I: 3 storey vacant unit. Site L: vacant units with vacant land.
082	Amhurst Road	100	
083	Amhurst Terrace	85	Some car parking space not developed
084	Andre Street	100	
085	Marcon Place	80	Majority of site now re-utilised for residential purposes. Possible redevelopment pockets.
086	Southwold Road	100	
087	Prout Road	90	Some areas of site not suitable for development - such as resi open space
088	Atterton Rd	65	Underused land to rear of unit A - inaccessible
090	Furrow Lane	90	Only yard of storage depot, not developed
091	Darnley Road	100	
093	Brookfield Road	50	The vacant site B is underutilised
095	Chamond R.D.	70	Car park area & small green space
096	Haggerston Road	80	Car park in use. V small greenspace unused - not practical for development
097	De Beauvoir Road	85	Each premises had an off street parking area
098	Bevenden Street	65	Lots of service yards
099	Hackney Road	90	Room for more development on G's outdoor distribution site
100	Pitfield Street	100	
101	Lea Bridge Road	85	
102	Beatty Road	100	
103	Rendelsham Road	75	There is fair amount of spare yard space used as general parking for Site B.
104	Somerford Grove	100	
105	East Bank	90	Yard space/parking etc in use
106	Shacklewell Green	100	
107	Trafalgar Mews	100	
108	Flandersway/Morning Lane	75	
109	Southgate Road/Canal Walk	70	
110	Shacklewell Lane	85	
	Average Plot Utilisation %	84.2	

Appendix C Table 8 - Road Access

Site I.D	Site Name	Access to Primary Road	Access to Secondary Road	Access to Local Distributor Road	Access to Local Street	Description of external access, internal access and circulation (including adequacy)
001	Pinder Street	0	0	0	1	All buildings front directly onto street. 2 internal pedestrianised streets, Crown Pl & Worship St. Adequate for existing use. Close proximity to Liverpool St Station
002	Clifton St	0	0	0	1	All buildings front public highway. Pedestrian walkway main access point for B. Some internal circulation for F
003	Worship Street	0	0	0	1	Access from minor roads with little traffic - perfectly adequate
004	Luke Street	0	0	0	1	Access via internal roads
005	Hollywell Street	0	0	0	1	All access from minor roads - adequate
006	Siniton Street	0	0	0	1	Access via internal roads
007	Leonard Street	0	0	0	1	Internal road network (accessed) and from main street
008	Mark Square	0	0	0	1	Access via internal road network
009	Shoreditch High Street	0	0	0	1	All sites front public highway
010	Phipp Street	0	0	0	1	Main roads surrounding site - good external access. Cluster is divided by narrow streets.
011	Worship Street (East)	0	0	0	1	Site fronts public highway
012	Folgate Street	0	0	0	1	External access off main roads - good. Internal access roads - good circulation - adequate
013	Norton Folgate	0	0	0	1	All buildings face the public highway. All buildings except C & H front onto major road
014	Commercial Street	0	0	0	1	Access off main road, no unloading areas
015	Boundary Street	0	1	0	1	External access onto main road to west & quiet streets to N,S&E. Access - adequate
016	New Inn Yard	0	1	0	1	All sites front public highway. Ample circulation space. No problems seen
017	Rivington Street	0	1	1	0	Most sites front public highway, although some internal streets are very small. 'CC' is cut off from public highway but access is ok
018	Great Eastern Street	0	0	0	1	All sites front public highway. Not much circulation space/servicing space. Some problems seen with deliveries and removal vans.
019	Charlotte Road	0	1	0	1	All access good external & internal with good circulation. Adequate
020	Willow Street	0	1	0	1	Access arrangements via main road & internal street network
021	Tabernacle Street	0	1	0	1	The entrances are accessible via internal street and "on street" networks
022	Cremer Street	0	1	0	1	All sites served by public highway. Excellent internal access/circulation
023	Waterson St	0	1	0	1	All sites front public highway except I&J. I&J have controlled areas from Hackney Rd. Seems adequate
024	Shenfield Street	0	1	0	1	External access off main road good. Internal access - narrow streets but good. Good all round access.
025	Hoxton Square	0	1	0	1	External access, good main roads. Internal access- good well flowing roads. Adequacy - v good
026	East Road Shoreditch	0	1	0	1	All sites front public highway, plenty of servicing space.
027	Provost Street	0	1	0	1	External access good onto main roads. Internal access - rather narrow roads. Circulation - good/adequate
028	Britannia Walk	0	1	0	1	Highway fronts all buildings on site
029	Westland Place	0	1	0	1	All properties face highway. Multiple access points to Met Police. Most blocks have internal circulation & servicing area
030	Wenlock Road	0	0	0	1	I&J have controlled access, they also front onto the river. Most units have frontage to public highway.
031	Eagle Wharf	0	0	1	1	All properties have highway access. B has internal circulation
032	Hoxton Street	0	0	0	1	Dev site, restricted access & no frontage. Others have 'frontage' and road access
033	Orsman Road	0	1	1	1	All buildings face public highway. H set back somewhat but has internal circulation. Access could be improved from river
034	Laburnum Street	0	1	0	1	All sites have access to public highway apart from part of E which looks to be quite inaccessible
035	Hertford Road	0	1	0	1	Main road frontage. Some industrial units have backs towards canal. All yards gated.
036	Acton Mews	0	1	0	1	Railway arch access is narrow & partially congested by parked vehicles. Main road frontages elsewhere
037	Arbutus Street	0	1	0	1	Mainly pedestrian access D&E & free parking
038	Kingsland Road	0	1	0	1	Access via local street network & secondary road
039	Tottenham Rd	0	1	0	1	Off main road & internal road network off main road (Balls Pond & Kingsland Road)
040	Forest Close	0	1	0	1	Access - site A on main road, Balls Pond Rd. Site B off Balls Pond Rd. Site C on Kingsland Rd.
041	Dalston Lane	0	1	0	1	Service from internal streets of 'cluster'
042	Stanborough Passage	0	1	1	0	Off main road & internal road network
043	Birkbeck Mews	0	1	0	1	On main road (Kingsland Rd) & secondary roads off Kingsland Rd
044	Broadway Market	0	0	0	1	External access is suitable for present use. High St is pedestrianised but access is permitted for those vehicles that need it
045	Sheep Lane	0	1	1	1	Access very good. All sites front public highway with sufficient servicing space
046	Exmouth Place	0	0	0	1	Narrow winding streets off Mare Street
047	London Lane	0	1	0	1	External access good - off main road. Internal circulation good although prohibited at times by temporary construction work. Adequate for current use.
048	Tudor Road	0	1	0	1	Access fine - one-way streets
049	Mare Street	0	1	1	1	V good access no problems
050	Valette Street	0	1	0	1	General access to site is fine although north end of Mare St is pedestrianised so no car access
051	Morning Lane	0	1	0	1	Good external access off Mare St along Morning Lane. Internal circulation adequate although some narrow roads
052	Well Street	0	1	1	1	Access via busy shopping street
053	Victoria Park Rd	0	1	0	1	Off main road - Victoria Park Rd, Launston Road
054	Digby Road	0	1	0	1	Off main road
055	Kingsmead Way	1	0	1	1	Private access via Honaton Road

Site I.D	Site Name	Access to Primary Road	Access to Secondary Road	Access to Local Distributor Road	Access to Local Street	Description of external access, internal access and circulation (including adequacy)
056	Lee Conservancy Road	0	0	1	1	Good external access off Chapman Road & Lee Conservancy Road. Access into private buildings. Internal circulation also suitable.
057	Whitepost Lane	0	1	1	1	Access into site via 4 local distributor roads. Access within site via local sites. Majority of more modern buildings had own access off-street. Older buildings generally didn't
058	Waterdown Road South	0	0	1	0	Internal circulation is good with private roads leading to most premises. External access is also good.
059	Waterden Road (North)	0	1	1	0	Access via Waterdown Road and Chapman Rd. Individual sites accessed by private entrances.
060	Millfields Road	0	0	0	1	One access point from road shared with electricity sub station
061	Lower Clapton Road South	0	1	0	1	Access onto semi pedestrianised high street to south with access onto main road to the north. Hardly any internal access but good
062	Chatsworth Road	0	0	1	1	Access via Chatsworth Road running through middle of site
063	Tilia Street	0	1	0	0	Access via local street network. Private access to lock-ups
064	Downs Road	0	1	0	1	Via public highway
065	Theydon Road	0	0	0	1	All access roads good, with good circulation. Access to Interchange East Enterprise Park to the south is good but the access to site G to the north is locked to pedestrians
066	Upper Clapton Road	0	1	1	1	All sites front public highway except H which is private, restricted road. Circulation seems adequate.
067	Stoke Newington High Street	0	1	0	1	Most sites assemble along Kingsland Road
068	Cazanove Road	0	1	0	1	Main Road - Kingsland road
069	Belfast Road	0	0	0	1	Quite tightly packed back streets. Narrow
070	Stamford Hill	0	1	0	1	Main road access
071	Maple Close	0	0	0	1	Access is via residential street network. It has its own internal access system
072	Blackstock Road	0	1	0	1	All access onto main roads, fairly busy but ok
073	Red Square	0	0	0	1	Internal through route through residential development - required security code. 4 access points to different parts of site
074	Stoke Newington Church St	0	0	1	1	Via Stoke Newington Church St
075	Culford Road	0	0	1	1	Back street
076	Montgrove Road	0	0	1	1	Via local distributor road only
077	Woodbury Grove	0	0	1	1	Access via main road
078	Albian Road	0	0	1	1	Access via narrow lane
079	Green Lane	0	1	0	1	Along road (busy network)
080	Fouldon Road	0	1	0	1	Access via main road (Kingsland Rd)
081	Stoke Newington Road	0	1	1	1	Mainly property on Kingsland or off Kingsland Rd
082	Amhurst Road	0	1	0	1	Access onto a main road good
083	Amhurst Terrace	0	1	1	1	All sites front public highway with sufficient circulation space
084	Andre Street	0	0	1	1	Access to garages under arches down 2-way street 1 car wide, with cars parked along one side. Makes access very difficult - other access good.
085	Marcon Place	0	1	0	1	Circulation via public highway network. No apparent access issues
086	Southwold Road	0	1	0	1	All access is good
087	Prout Road	0	1	0	1	All sites front public highway with adequate servicing roads
088	Atterton Rd	0	1	0	1	Access to all units via public highway
090	Furrow Lane	0	1	0	1	All sites front public highway & seems adequate
091	Darnley Road	0	1	0	1	External access off Mere St & Darnley Rd - good. Internal circulation good along Darnley Rd.
093	Brookfield Road	1	1	1	1	External & internal access are adequate - both are along main roads
095	Chamond R.D.	0	0	1	1	Access from minor roads. Internal access - footpaths. Good
096	Haggerston Road	0	0	0	1	External access onto minor roads. Internal access via footpaths. Circulation good
097	De Beauvoir Road	0	0	1	1	Linear strip of road. Access via main road. Close to the Kingsland Road
098	Bevenden Street	0	1	0	1	Access off a main road with dedicated access through yards & others (only C) divided access off street.
099	Hackney Road	0	1	0	1	All sites front public highway
100	Pitfield Street	0	1	0	1	All access external, roads quiet, adequate
101	Lea Bridge Road	0	1	0	1	All sites front public highway, but the smaller roads which penetrate the site are in very poor condition
102	Beatty Road	0	1	0	1	Access onto main road & minor road, flowing well
103	Rendelsham Road	0	1	0	1	External access on main roads, internal on small minor roads but quite wide. Good general access
104	Somerford Grove	0	1	0	1	Access to front via Stoke Newington High Street. To north via side street.
105	East Bank	0	0	0	1	External access from minor residential road. Internal access by narrow roads. Good circulation
106	Shacklewell Green	0	0	1	0	External access onto 1-way street. Internal access by narrow road
107	Trafalgar Mews	0	1	0	1	Access via private yard accessed from main road via a security gate - no public access
108	Flandersway/Morning Lane	1	0	1	1	External access is good along Morning Lane. Internal access is also adequate with private access roads for the social services offices.
109	Southgate Road/Canal Walk	0	0	1	1	Access primarily via main road and 2 side streets. Appears adequate
110	Shacklewell Lane	0	0	1	0	External access onto 1-way street. Internal - narrow road leading to v small parking area
	Total	3	64	29	100	
	% of Sites	2.8	59.8	27.1	93.5	

Appendix C Table 9 - Parking Provision

Site Name	Dedicated Parking	On Street Parking	Yellow/Double Yellow Lines	Red Route	Controlled parking Zone/ Paid Parking	Adequacy of parking/ parking problems
001 Pinder Street	0	0	1	0	0	Adequate for existing users. Close proximity to Liv St Station means parking not really necessary
002 Clifton St	0	0	1	0	1	Proximity to Liverpool St makes it not too necessary for parking. No problems seen
003 Worship Street	1	0	1	0	1	Fine, no parking problems
004 Luke Street	1	0	1	0	0	Ok. There are some designated car park areas
005 Hollywell Street	1	0	1	0	1	none/adequate
006 Siniton Street	1	0	1	0	0	No problems
007 Leonard Street	1	0	1	0	0	None
008 Mark Square	0	1	1	0	1	No car park
009 Shoreditch High Street	1	1	1	1	0	Quite a reasonable amount of parking on-site. No problems seen
010 Phipp Street	1	0	1	1	1	Residential permit spaces & a little basement parking. Services & delivery parking issue
011 Worship Street (East)	0	0	1	0	0	No problems seen as site does not generate much traffic
012 Folgate Street	1	0	1	1	0	Plenty of parking facilities, no problems
013 Norton Folgate	1	0	0	1	0	No problems seen. Close to Liverpool St station so not much parking require
014 Commercial Street	0	0	0	1	0	No parking provision could be some for the retail outlet
015 Boundary Street	0	0	1	1	1	Ok. There does not seem to be any problems
016 New Inn Yard	0	0	1	1	0	No parking on site, but some does exist close by. Proximity to Liverpool St and Old St stations means little parking is expected.
017 Rivington Street	1	1	1	1	0	K,D,V,W,X all have dedicated parking but the small streets do cause some problems for access when cars are parked in them.
018 Great Eastern Street	1	0	1	1	0	Hardly any parking available on site, but some does exist nearby. Quite close to Liverpool Street and Old Street stations however, so not much parking expected. No problems seen.
019 Charlton Road	1	0	1	0	0	No problems
020 Willow Street	1	1	1	0	1	No problems - have dedicated car park
021 Tabernacle Street	0	1	1	0	1	No real problems. Not supposed to be car dominated, some park and pay/display available
022 Cremer Street	1	0	1	1	0	Excellent parking facilities for business units in centre of site
023 Waterson St	1	0	1	1	0	No problems seen
024 Shenfield Street	0	0	1	0	0	Not much provision for parking, some areas suitable for unloading. No major problem
025 Hoxton Square	1	1	1	0	0	Plenty of parking provision no problems
026 East Road Shoreditch	1	0	1	0	1	Close to Old Street station so not much parking expected. But some does exist which seems to be adequate.
027 Provost Street	1	0	1	0	0	Adequate, no visible problems
028 Britannia Walk	1	0	1	0	1	No problems seen. Spaces available. Car parks also under-used. Motorcycle spaces also available.
029 Westland Place	1	1	1	0	1	Underground parking exists at G&L surrounding car parks (south of M) also sufficient
030 Wenlock Road	1	1	1	0	1	Parking seems adequate. Possible servicing problems
031 Eagle Wharf	1	0	1	0	1	No parking problems seen
032 Hoxton Street	1	1	1	0	1	No problem
033 Orsman Road	1	1	1	1	0	Red route only only eastern part of site (Kingsland Rd) on street parking for rest of site & dedicated for C&J
034 Laburnum Street	1	1	1	1	0	Some parking near G&H. On street parking near A. No problems seen
035 Hertford Road	1	1	1	0	1	No problems
036 Acton Mews	0	0	0	0	0	Servicing vehicles block bus lane. Illegal parking in side streets
037 Arbutus Street	1	1	1	0	1	No problems
038 Kingsland Road	0	1	1	1	1	Sites A,B,C,J,K,L limited on-street parking on Kingsland Rd: inadequate. Sites D,E,F,G,H,I have informal on street parking
039 Tottenham Rd	1	1	1	0	1	Some rubbish collected along Site I, difficult for pedestrians to walk on & so will walk in road/along where cars would park. Narrow site F - limited car space.
040 Forest Close	1	0	1	1	1	Need more parking for site B&C. For development opportunity on Site A some parking provision is needed.
041 Dalston Lane	1	1	1	0	1	Some dedicated parking at rear of a few premises. Access to some land parcels difficult (F,H
042 Stanborough Passage	1	1	1	0	1	Narrow streets & where Ridley St - limited access during market time:
043 Birkbeck Mews	0	1	1	1	1	Red Route along property on Kingsland Rd means proprietors may not park in front of their property
044 Broadway Market	0	1	0	0	1	On street parking & parking meters. Parking is adequate for present use & for continued retail/residential & small office use.
045 Sheep Lane	1	1	1	0	0	Parking provision looks to be good. Most sites have dedicated parking areas and no problems seen
046 Exmouth Place	1	1	1	0	1	Winding street people park anywhere. But parking close to units prohibited
047 London Lane	1	1	1	0	1	Parking adequate for present use - esp live work areas. However if vacant sites were developed then more provision may be necessary.
048 Tudor Road	1	1	1	0	0	Ok
049 Mare Street	1	1	1	0	1	Parking ok
050 Valette Street	0	1	1	0	1	Parking generally adequate except for north end of Mare St. Not suitable for employment uses, requiring large vehicular volumes
051 Morning Lane	0	1	1	0	1	Parking adequate for current use
052 Well Street	0	0	1	0	1	Ok, parking off main street
053 Victoria Park Rd	0	1	1	0	0	Parking off main street
054 Digby Road	0	0	0	1	1	Mainly through route not for parking. Local small streets used
055 Kingsmead Way	1	0	1	0	0	No apparent problems. Parking contained on site
056 Lee Conservancy Road	1	0	1	0	0	Parking provision on-site was extensive & appeared to be adequate
057 Whitepost Lane	1	1	1	0	0	No apparent major parking problems. Most streets taken up with parking although not congested. Significant amount of off-street parking especially for bigger, more modern premises.
058 Waterdown Road South	1	1	0	0	0	Parking provision is made on most sites however there is plenty of parking available at the site of the London stadium to the north of the cluster.
059 Waterden Road (North)	1	1	1	0	0	On-street parking, possible issues. Possibly exacerbated by a Christian Conference taking place at time of survey.
060 Millfields Road	1	1	0	0	0	Car park at present - no apparent issues
061 Lower Clapton Road South	0	0	0	0	0	No parking provision
062 Chatsworth Road	0	1	0	1	0	Limited on-street parking. No visible problems
063 Tilia Street	1	1	0	0	0	Parking adequate
064 Downs Road	0	1	1	0	1	No apparent parking problems
065 Theydon Road	1	1	0	0	0	Plenty of dedicated parking in Enterprise park. Lots of vacant space for sites JKL but has no use
066 Upper Clapton Road	1	1	0	1	0	On a red route so parking could be a problem for those who wish to stay longer than 20 mins. Otherwise no problems seen, although not that many employment uses in the site to generate demand for parking.
067 Stoke Newington High Street	0	1	1	1	1	Red Route - controlled parking
068 Cazanove Road	1	1	0	1	0	No problems. Red route (Kingsland Rd) but, offices along have dedicated parking (set-back)
069 Belfast Road	0	1	1	1	0	Parking has got better since old industrial units have been converted into live-work units. Less congested & quiet
070 Stamford Hill	0	0	0	1	1	Not supposed to encourage car parking - it is a busy main road
071 Maple Close	1	0	0	0	0	Adequate. It has its own street parking within internal access
072 Blackstock Road	0	0	1	0	0	No proper parking provision
073 Red Square	1	0	0	1	0	Gated community - barriers residential parking, limited visitor parking
074 Stoke Newington Church St	0	1	1	0	0	Few dedicated parking areas within vicinity
075 Culford Road	1	1	1	0	1	Backstreet roads are narrow. Limited space for cars. But local residential area & permit system should rectify this problem
076 Montgrove Road	0	1	1	0	0	Adequate on-street provision
077 Woodbury Grove	0	0	1	0	0	Busy street; yellow/double yellow
078 Albion Road	0	1	0	0	0	Crowded on-street parking
079 Green Lane	0	0	1	0	1	No problem. No parking on main road for long periods of time
080 Fouldon Road	0	1	1	1	1	Mainly controlled parking and red-route area
081 Stoke Newington Road	0	1	1	1	1	Red Route - transient space along Kingsland Rd. No parking
082 Amhurst Road	0	0	1	0	0	No parking provision
083 Amhurst Terrace	1	0	1	0	1	Parking sufficient. No problems seen
084 Andre Street	0	1	1	0	0	On street parking, sufficient quantity but restricts access
085 Marcon Place	0	1	0	0	0	No apparent parking problems
086 Southwold Road	0	1	1	0	0	No proper provision. No evident problem
087 Prout Road	1	0	0	1	0	No problems seen
088 Atterton Rd	0	1	0	1	0	Adequate for current purposes
090 Furrow Lane	0	1	0	1	0	No problems seen
091 Damley Road	1	1	1	0	1	Permit on street parking - suitable for current use
093 Brookfield Road	1	0	1	0	0	Current parking provision is adequate however there would be no parking available for users of site B if it were developed.
095 Chamond R.D.	1	0	1	0	0	Adequate provision
096 Haggerston Road	1	0	1	0	0	Adequate provision
097 De Beauvoir Road	1	1	1	0	1	No problems. Each had own parking provision
098 Beviden Street	1	0	1	0	1	Not a problem for existing users but an alternative user may place additional pressure on parking on site & I surrounding streets
099 Hackney Road	1	1	1	0	0	No problems seen
100 Pitfield Street	0	1	1	0	0	No evident problem, adequate provision
101 Lea Bridge Road	0	1	1	0	0	Parking is on-street on the smaller service roads. Seems to be adequate for time being
102 Beatty Road	0	0	1	0	0	No parking provision
103 Rendelsham Road	1	0	1	0	0	Plenty of car parking space - no problems
104 Somerford Grove	0	1	1	1	0	Limited on street parking
105 East Bank	1	1	0	0	0	No problems
106 Shacklewell Green	0	1	1	0	0	Internal roads used for parking - not any proper provision
107 Trafalgar Mews	1	0	0	0	0	Limited parking space within site
108 Flandersway/Morning Lane	1	1	1	0	0	Private car parks are provided in the social service & childcare offices. Parking appears to be adequate for present use.
109 Southgate Road/Canal Walk	1	1	1	0	0	Very limited off-street parking. Some on-street parking. Double yellow on main road
110 Shacklewell Lane	1	1	1	0	0	Limited car parking as space taken up by lorries parking
Total	64	62	85	31	41	
% of Sites	59.8	57.9	79.4	29.0	38.3	

Appendix C Table 10 - Environmental Quality & Constraints

Site I.D	Site Name	New Employment Development	Listed Building	London Square	Area of Special Landscape	Car Parking	Transport Safeguarded	Description of other development and environmental problems	Potential to Support 24 hr working?	Possible amenity issues with adjacent land-uses	Quality of site environment, image and attractiveness
001	Pinder Street	1	1	0	0	0	0	None	0	0	Pedestrianised amenity area with seating, trees etc. Quite pleasant in general and suitable for users needs. No active frontages onto Dinder St. Security quite good apart from Pinder St (lack of pedestrian activity)
002	Clifton St	1	1	0	0	0	0	None, however electricity power station would be difficult to remove if site was to be developed	0	0	Some internal roads quite shabby but newly finished, well designed walkway to south of B is very pleasant. Nice location next to Broadgate
003	Worship Street	0	1	0	0	0	0	Some roads are no through roads hindering access but they do keep traffic out of the area	1	0	Good environment, attractive
004	Luke Street	0	1	0	0	0	0	No real problems	0	0	Ok
005	Hollywell Street	0	1	0	0	0	0	none	1	0	Good environment. Fairly good quality
006	Siniton Street	0	1	0	0	0	0	No problems ok	0	0	Image ok "trendy"
007	Leonard Street	1	1	0	0	0	0	The car park areas provides opportunity to build. No real problems environmentally	0	0	Image ok
008	Mark Square	0	1	0	0	0	0	No problems - site ok	0	0	Image quite trendy - architecture & business
9	Shoreditch High Street	0	0	0	0	0	0	Railway line rund through middle of site. No other problems	0	0	Feels like an old industrial site now undergoing change. Quite a lot of development taking place and there is potential for more. Quite untidy environment at present, not particularly attractive in general.
010	Phipp Street	1	1	0	0	0	0	None. No potential for 24hr working due to close proximity residential areas.	0	1	Streetscape quality is variable. Fronting roads are adequate but internal roads are poorly surfaced. Site just behind Liverpool St and fronting Bishopgate (major highway) so good location. Other highways look ok
011	Worship Street (East)	1	1	0	0	0	0	Railway line is a constraint to development. Also, elevated disused railway line is also a constraint	0	0	Site quality ok but image & attractiveness rather poor
012	Folgate Street	0	1	0	0	0	0	Sub/power station may not be feasible to remove to redevelop whole site	1	0	On busy road so site isn't particularly attractive. Close to Liv St station and on major traffic junction so good location
013	Norton Folgate	1	1	0	0	0	0	Raised disused railway arches are a barrier to development	0	0	Not very good, on busy main roads. Railway arches in very bad condition
014	Commercial Street	1	0	0	0	0	0	Railway line & arches could be problem if development was to go ahead. Arches in very poor state	1	0	The site's environment is adequate although parts look rather run down
015	Boundary Street	0	1	0	0	0	0	Vacant sites mixed in with non vacant sites - no consistency of vacant plots on north side hindering any development proposals involving knocking down whole row	0	0	Very mixed area. Large corporate office building at B contrasts with small retail premises with offices above along Shoreditch High Street. Site generally feels quite run down but is expected to change when East London line arrives. Mixed site but a vibrant feeling to most of it. In places not particularly attractive to look at internally & railway arches are a bit of an eyesore However, old buildings sit nicely alongside newly renovated ones and there is a feeling that the area is going places
016	New Inn Yard	1	1	0	0	0	0	Railway line runs through centre of site.	0	0	Site feels like it is undergoing change. Building stock is generally good but the refurbished warehouses are even better. Site has a buzz about it, quite attractive for new media type businesses.
017	Rivington Street	0	1	0	0	0	0	Disused railway line runs through middle of site	0	0	Good equipment - suitable. Appropriate image. Not very attractive area but buildings are of a good standard.
18	Great Eastern Street	0	0	0	0	0	0	None seen.	0	0	The site not too bad
019	Charlotte Road	1	1	0	0	0	0	None	0	0	The site is fairly ok. There is some pedestrianised space with seating adjacent to site G. That is nice for local people/workers
020	Willow Street	1	1	0	0	0	0	Some derelict land needs clearing mainly... Plots L,J,M need knocking down & redeveloped (maybe? or regenerated)	0	0	Quite poor. Mostly industrial feel to most of the site. Some development has taken place recently but still has a lot of disused buildings. Generally untidy.
021	Tabernacle Street	0	1	0	0	0	0	Some units derelict - on adjacent vacant units there is some graffiti	0	0	Kingsland Rd not particularly attractive but ok. Preservance works (I&J) very nice. Nice feel to this part of the site with buildings recently renovated. Quite vibrant.
022	Cremer Street	0	1	0	0	0	0	Disused railway line runs through centre of site which could be a barrier to development	0	0	General quality of the site is good. Image is ok, not particularly attractive.
023	Waterson St	0	1	0	0	0	0	Railway line cuts through small part of NW of site	0	0	Good quality environment & image in area. Mostly quite attractive with the exception of properties in poor condition.
024	Shenfield Street	0	1	0	0	0	0	Residential areas nearby might object to any major proposals such as 24hr working	0	0	Quite industrial feel to site towards the east, although it also feels like it is undergoing a process of change into more offices/studios
025	Hoxton Square	1	1	0	0	0	0	No real constraints - most sites redeveloped with exception of car park near site H (refer to map) & B/C which were in poor condition.	0	0	Good environment, good image, large corporate offices, lacks attractiveness as no or little landscaping
26	East Road Shoreditch	0	0	0	0	0	0	None seen. But residential does surround the site	0	1	Internal roads quite good. Close to Old St so easy access to site.
027	Provost Street	0	1	0	0	0	0	None	1	0	Overall pretty good. Quiet internally but access still good. Feeling of quite a lot of investment.
028	Britannia Walk	1	1	0	0	0	0	None seen. However, large amounts of residential may seem problem for large scale redevelopment/intensification/industry	0	1	Canal makes site very attractive for premises/offices. SW corner of site has very industrial feel. NE storey residential feel with nice pieces of open space.
029	Westland Place	1	1	0	0	0	0	Car park surface very uneven and would need work before development. Needs site clearance.	0	0	Good environment, river attractive, Shoreditch park close by
030	Wenlock Road	0	1	0	0	0	0	High water table? Possible water contamination. Strong residential context.	0	1	Impression of gentrification "to some degree". Potential to upgrade/restore old buildings.
031	Eagle Wharf	1	1	0	0	0	0	Substation in car park could hinder development on that site	0	0	Site looks very industrial. Services low grade, mostly industrial premises though so to be expected, canal positive at north of site but not much access to it.
032	Hoxton Street	0	0	0	0	1	0	Market open times restricts access to dev site & printers. Plots quite tight and sites within residential area. Must be careful & considerate to residential area.	0	0	Quite poor, not good access to sites not on public highway. Canal frontage good through.
033	Orsman Road	0	1	0	0	0	0	Electricity sub-station near to M. Also canal to north of site with issues (such as water table & contamination)	0	0	Some old industrial units need renovation to bring out old features. The canal site provides opportunity for 'attractive' space.
034	Laburnum Street	0	1	0	0	0	0	Access problems with part of E. No active frontages with B or part of E	0	0	No strong identity. Main road has good transport links & new railway may enhance this BUT noisy/busy. Not a prestige office location - close to the canal (opportunity to capitalise on its identity)
035	Hertford Road	0	1	0	0	0	0	Some contamination from manufacturing industries: Problem 'canal' constraint to extend or enlarge industrial units; a lot of residential - have to taper uses so as not to interfere with residents; mix of 'owners', difficult to maintain one standard of build environment (old/new).	0	1	The future possibility of a railway line means a lot of industrial use is short-term (leases/rentals). Unknown future may deter some industries settling. Also the urban fabric & environment would be affected by railway. H,D,E are conservation areas - hard to develop.
036	Acton Mews	0	1	0	0	0	0	Railway. Plot sizes & various landowners makes cluster fragmented.	0	0	Not very attractive, but is in a conservation area
037	Arbutus Street	1	1	0	0	0	0	The future possibility of a railway line means a lot of industrial use is short-term (leases/rentals). Unknown future may deter some industries settling. Also the urban fabric & environment would be affected by railway. H,D,E are conservation areas - hard to develop.	0	0	

Site ID	Site Name	New Employment Development	Listed Building	London Square	Area of Special Landscape	Car Parking	Transport Safeguarded	Description of other development and environmental problems	Potential to Support 24 hr working?	Possible amenity issues with adjacent land-uses	Quality of site environment, image and attractiveness
038	Kingsland Road	0	0	0	0	1	0	Constrained by volume of traffic & people along the Kingsland Rd. Development of sites DEFGHI constrained by narrow access road & nearby development already underway. Not suitable for 24hr working: residential properties in close proximity. Implications of railway extension on possible devt of DEFGHI as yet unknown.	0	0	Sites DEFGHI in need of refurbishment in order to improve site image. Other sites in fitting with overall Kingsland Road image. Site G needs complete refurbishment & presently derelict & dilapidated.
039	Tottenham Rd	0	0	1	1	0	0	Rubbish along site I. Dilapidated site J	0	0	Overall quite noisy on sites fronting main road. Image slightly dirty and very busy (lots of people, because main shopping street).
040	Forest Close	0	0	1	1	0	0	Land assembly for site A. At present it is dilapidated and derelict - it is a constraint because it will be a 'task' to develop. Balls Pond Rd is very busy during the day - consideration for active shop front activity and busy traffic road.	0	0	Site A: poor. Overgrown/derelict; dilapidated, needs redevelopment. Site B: quite new, very attractive & useful services inside. Site C: good environment, busy with traffic pedestrians.
041	Dalston Lane	0	1	1	1	0	0	Flytipping - on parts of site (near L). Fragmented mix of uses 'no comprehensive scheme'. Some informal squatting.	0	0	Because it is fragmented, the image is rather confused and unattractive. At present, rather drab; but role could be redefined for higher quality uses (could take advantage of new transport infrastructure).
042	Stanborough Passage	0	1	1	1	0	0	The Ridley Market (street) during times of operation - may affect business? Narrow road networks cause problems for vans/cars.	0	0	Overall: image ok, not fantastic, cluster close to railway and street market (E.F). "Proper cluster" involves A-D.
043	Birkbeck Mews	0	0	1	0	0	0	Main road; busy & full of traffic/pedestrian activity	1	0	Has street market atmosphere. Lower grade (ie not gentrified with café culture) everyday shopping centre.
044	Broadway Market	0	0	0	1	1	0	The main development constraint is the character of the area - this is a high street with retail and markets and so there is very little potential for industry. Offices could be developed with few conflicts, and parking and access would not be a great problem.	0	0	The site has a very good image with buildings in good condition.
045	Sheep Lane	1	1	0	0	0	0	None seen	0	0	Industrial feel to the area but not particularly unattractive. Regents Canal to south of site is positive and the area is reasonably tidy.
046	Exmouth Place	0	1	0	0	0	0	The whole site has an 'industrial flavour' that has now become converted. Constraints would be renovation of existing units & putting in necessary amendments for modern working.	0	0	It is not that attractive. Close to railway & within old industrial quarter.
047	London Lane	1	1	0	0	0	0	Site environment varied a great deal. New live-work & railway arches were attractive but derelict & vacant land detracts. Overall image was good with nearby park & fit for purpose.	1	0	Image quite run-down. In transition period old industrial units being converted into live-work unit & residential.
048	Tudor Road	0	1	0	0	0	0	Quite a lot of vacant sites - at present site under a period of 'transition'. Converting its old industrial units into studios and 'live-work'	0	0	Image - lovely, image of 'old and new', old being renovated & converted for modern uses such as offices
049	Mare Street	1	1	1	0	0	0	No problems - really nice environment - Hackney Empire & High Street lots of offices	0	0	Site environment very nice, esp to the north of Mare St.
050	Valette Street	1	0	1	1	0	0	Only constraints are traffic related - lack of parking & access (access problems only significant to the north)	0	0	
051	Morning Lane	1	1	1	1	0	0	No real constraints. Nearby residential areas prevent 24hr working. Size of railway arches limit development potential.	0	0	Environment is good & suitable for current purpose. Railway arches seem a little run down.
052	Well Street	0	0	0	0	1	0	Rather small units - above retail premises. No scope for expansion	0	0	Street market vibe - busy and lively, not too intense because it is a small shopping street (in comparison to Kingsland Rd)
053	Victoria Park Rd	0	0	0	0	1	0	Main road means it is busy - lots of car noise	0	0	Image nice environment. Very friendly and attractive place. Close to park. Nice housing and lots of local amenities (ie acupuncture included) and quaint workshop (pottery).
054	Digby Road	1	1	0	0	0	0	No problems	0	0	Site is half 'run down' - has manufacturing & warehousing.
055	Kingsmead Way	0	1	0	0	0	0	Not suitable for 24hr working	0	0	Primarily residential area. Open space to east and west.
056	Lee Conservancy Road	1	0	0	0	0	0	No real constraints except the volume of traffic that the road over the canal could sustain.	0	0	Site quality is good although the overhead motorway flyroad detracts from its image.
057	Whitepost Lane	0	1	0	0	0	0	Some scope for redevelopment, especially scrap yard area to south. Certain older premises within site would benefit from restoration/redevelopment. Hackney Marshes Olympic site to north-east of site. Water frontage onto canal to east of site may have residential potential.	1	0	Quality of site environment varied throughout site. Generally good, although poor quality to southern boundary.
058	Waterdown Road South	1	1	0	0	0	0	There are few development constraints. The area is predominantly industrial, allowing for 24hr working. The only constraint would be that a large increase in the volume of traffic to the site could dog external access roads.	1	0	The site image is fair & suitable for the land use within this area.
059	Waterden Road (North)	1	1	0	0	0	0	Possible Olympic bid across the site. Several small traveller sites in vicinity. Land ownership.	1	0	Fairly unattractive industrial area. Derelict London Stadium site to south. Several gypsy sites to north and south of site.
060	Millfields Road	0	0	0	0	0	1	No apparent constraints	1	0	Presently appears unkempt and underutilised.
061	Lower Clapton Road South	0	0	1	0	0	0	Access in semi pedestrianised section poor in south as very narrow.	0	0	Good
062	Chatsworth Road	0	0	0	0	1	0	local shopping area - appears to be functioning adequately. Poor quality tenure - massage & B1 shops etc. Few vacant units however.	0	0	Typical local shopping area. Fairly poor environment quality/attractiveness)
063	Tilia Street	1	0	0	0	0	1	Future development restricted by surrounding residential areas. Designation 'development opportunity' now utilised for housing potential to redevelop lockups to west of cluster. Site is, and is within, predominantly residential area with associated retail/service provision little potential for employment uses.	0	0	New residential area well set out. Lock-ups in varying states of repair.
064	Downs Road	0	0	0	0	1	0		0	0	Good quality building conditions. Proliferations of A3 uses within site including takeaways & massage/sauna.
065	Theydon Road	0	1	0	0	0	0	Some live work apartments in EP which could object to 24 hour working because of noise etc. As well as lots of residents in the surrounding areas. Site J is also problem as it has been used for heavy industry in the past with lots to be removed before development can take place.	0	0	EP is very good all round.
066	Upper Clapton Road	0	0	0	0	1	0	Lots of residential surrounding many of the employment uses which could restrict growth/certain types of employment	0	1	Mostly retail, on main road, fair building stock in general. Overall feel of area is quite untidy/messy. No landscaping/well designed townscape.
067	Stoke Newington High Street	0	0	1	0	0	0	Busy shopping street - small units office space (above retail)	0	0	Busy shopping street
068	Cazanove Road	1	1	1	0	0	0	No problems	1	0	Sites situated along Kingsland Road - less within street 'market scene'; a lot of office developments.
069	Belfast Road	0	1	0	0	0	0	No problems. Narrow streets mean traffic flow is restricted or tight to navigate	0	0	Ok quality. The site lacks a positive 'true identity' - it is a mix of uses with residential and work units. Could upgrade to verify uses.
070	Stamford Hill	0	0	0	1	1	0	No problems. The area is dominated by Jewish businesses; this should be considered when allowing/disallowing more Jewish based retail/business use.	0	0	Environment rather noisy & busy
071	Maple Close	0	1	0	0	0	0	Should consider that the entire chapter is within a residential area	0	0	Very quiet and peaceful. Lovely
072	Blackstock Road	0	0	0	0	1	0	None	0	0	Good quality buildings, image reasonable/as expected. Environment good - next to Finsbury Park

Site ID	Site Name	New Employment Development	Listed Building	London Square	Area of Special Landscape	Car Parking	Transport Safeguarded	Description of other development and environmental problems	Potential to Support 24 hr working?	Possible amenity issues with adjacent land-uses	Quality of site environment, image and attractiveness
073	Red Square	0	1	0	0	0	0	Possible loss of employment land to residential - live/work units	0	0	Overall new, attractive development for live/work market. Older units to north of site underutilised & becoming run down.
074	Stoke Newington Church St	0	0	0	0	1	0	Unit sizes small, little scope for expansion. Local area predominantly retail & residential. Few opportunities for employment expansion.	0	0	Generally good. Some employment units appear comparatively run down to neighbouring uses.
075	Culford Road	0	0	0	0	0	0	Space of units limited (because of residential constraints). Consideration to local residential area.	0	0	Generally really nice. Lots private housing developments.
076	Montgrove Road	0	0	0	0	0	0	Mainly residential in surrounding area	0	0	Good quality, clean shopping area with few vacancies and facades with no aesthetic issues.
077	Woodbury Grove	0	0	0	0	0	0	No development constraints - site B small shop unit with upstairs capacity for office use. At present all floors used as office space. Site A is a large corner plot. It has great space.	0	0	Environment is noisy and traffic-ridden. Lots of traffic fumes.
078	Albian Road	0	0	0	0	0	0	Within residential area - 1 stand-alone unit	0	0	Adequate - slight potential problem with parking
079	Green Lane	0	0	0	0	0	0	No problems. A busy shopping street. However development would only appeal to small firms needing small office units. In addition, high proportion of businesses is Turkish based and this may have to be taken into account.	0	0	Overall the site has a 'street shopping feel'. It is busy with traffic and has a high proportion of Turkish businesses.
080	Fouldon Road	0	0	0	0	0	0	Busy main street - little unit space (small provision above retail)	0	0	Environment is busy and noisy
081	Stoke Newington Road	1	0	0	1	0	0	Market feel, shopping street. Means it is busy and noisy with lots of pedestrian/traffic activity during the day.	1	0	Mainly a street market feel. Busy, lots of traffic. Not that attractive.
082	Amhurst Road	0	0	0	0	0	0	None, other than on a main road (fairly busy)	0	0	Ok, as expected of uses
083	Amhurst Terrace	0	0	0	0	0	0	None seen	0	0	Building quality all at least good, site is tidy and reasonably attractive.
084	Andre Street	0	0	0	0	0	0	I is only site suitable for development (& in need of it), but is still in use as metalworks.	0	0	Poor image & environment. Not very attractive, studios/residential/storage at site H is good though
085	Marcon Place	0	0	0	0	0	0	Much adjacent land in and around site has been redeveloped as residential property. Several social services uses within site including community development facility and post-care unit.	0	0	Poor quality. Site transected by railway corridor. Railway land to south of site also.
086	Southwold Road	0	0	0	0	0	0	None	0	0	Adequate for use
087	Prout Road	0	0	0	0	0	0	None seen	0	1	Mixed residential/retail/light industry. Quite untidy but fits the light industry/garages that reside in it.
088	Atterton Rd	0	0	0	0	0	0	Buildings generally rundown. Confined by residential areas and public highways.	0	0	Units A&C particularly run down. Surrounding area of varying environmental quality.
090	Furrow Lane	0	0	0	0	0	0	School to west of site would prevent certain employment uses. Otherwise, no other problems.	0	1	Very mixed feel to the site. Quite poor building stock overall and small public highway to west of site also in quite poor condition.
091	Darnley Road	0	0	0	0	0	0	No development constraints except inability of roads to cope with a large increase in traffic volume. Nearby residential areas prevent 24hr working.	0	0	Environment is fair - suitable for current use.
093	Brookfield Road	0	0	0	0	0	0	No development constraints except lack of parking for site B	0	0	Site image is fair although site B could benefit from refurbishment.
095	Chamond R.D.	0	0	0	0	0	0	none	0	0	Ok - fit for purpose
096	Haggerston Road	0	0	0	0	0	0	None - site fully developed & in use	0	0	Not very good, but adequate for purpose
097	De Beauvoir Road	0	0	0	0	0	0	The area is a residential zone. No existing conflicts with neighbouring housing and residential development.	0	0	Really nice - quiet (only some traffic)
098	Bevenden Street	0	0	0	0	0	0	Residential nearby may prevent 24 hour use due to noise etc.	0	1	Suitable environment - adequate for existing users relatively peripheral office location outside any centres.
099	Hackney Road	0	0	0	0	0	0	School makes heavy industry impractical	0	0	Quite good. Reasonably quiet, not too dirty or noisy. Site very mixed though, no real identity.
100	Pitfield Street	0	0	0	0	0	0	none	0	0	Quality of site good. Fairly good location - image & attractiveness fair.
101	Lea Bridge Road	0	0	0	0	0	0	None seen, although River Lee to east of site would prevent development expanding further east.	0	0	Overall quite poor. River Lee to east of site is a positive contribution but quality of building stock and highway within site is very poor.
102	Beatty Road	0	0	0	0	0	0	None	1	0	Poor quality site in a good location, run down image.
103	Rendelsham Road	0	0	0	0	0	0	Most undeveloped areas used for parking	1	1	Ok - functional
104	Somerford Grove	0	0	0	0	0	0	Site fully developed. In process of restoration/redevelopment	0	0	Good quality
105	East Bank	0	0	0	0	0	0	Site developed and is in residential use	0	0	Site good all round, but is surrounded by residential and railway.
106	Shacklewell Green	0	0	0	0	0	0	None	0	0	Site old but renovated to a reasonable quality. Some surrounding buildings run down small park in good condition.
107	Trafalgar Mews	0	0	0	0	0	0	Very limited scope for expansion or intensification	0	1	Very high quality, recently renovated studio workshops. Security gated
108	Flandersway/Morning Lane	0	0	0	0	0	0	Development would not really be constrained however the appearance of the site lends it to office rather than industrial development.	0	0	The site environment is fair however its location on a busy road does detract from its image.
109	Southgate Road/Canal Walk	0	1	0	0	0	0	Close to housing estate (east). New residential block of flats being built in centre of site. Canal to site.	0	0	Fair quality. Several buildings appear to be falling into a state of disrepair. Housing estate to east also poor quality & canal corridor could be improved.
110	Shacklewell Lane	0	0	0	0	0	0	None	0	0	Site in good quality - some of the surrounding poor with exception of the park
Total		26	50	11	9	11	2		15	11	
% of Total Sites		24.3	46.7	10.3	8.4	10.3	1.9		14.01869	10.28037	

Appendix C Table 11 - Total Employment Floorspace

Cluster No.	Cluster Name	Total Floor Space (sq m)	Total Occupied Employment Floorspace (sq m)	Vacant Employment Floorspace (sq m)	Total Sui Generis Floorspace	Total B class Floorspace	Total Employment Floorspace (Sui Generis + B class)	% Total Employment Space Vacant
1	Pinder Street	36708	28505	7021	0	35526	35526	19.76
2	Clifton Street	72640	72640	0	0	72640	72640	0.00
3	Worship Street	66707	61159	0	0	61159	61159	0.00
4	Luke Street	24950	22480	0	0	22480	22480	0.00
5	Hollywell Street	52162	29471	13975	1116	43446	44562	31.36
6	Sinlton Street	33882	30894	2079	0	32973	32973	6.31
7	Leonard Street	6886	6886	0	0	6886	6886	0.00
8	Mark Square	34606	20213	0	1276	20213	21489	0.00
9	Shoreditch High Street	16653	5460	1746	0	7206	7206	24.23
10	Phipp Street	16722	11319	0	0	11319	11319	0.00
11	Worship Street (East)	1760	880	440	0	1320	1320	33.33
12	Folgate Street	41295	34907	0	532	34907	35439	0.00
13	Norton Folgate	8766	4129	2440	37	6569	6606	36.94
14	Commercial Street	2642	0	936	0	936	936	100.00
15	Boundary Street	66768	11065	19173	11682	30238	41920	45.74
16	New Inn Yard	23980	15197	4631	1812	19828	21640	21.40
17	Rivington Street	48894	14521	14908	0	29429	29429	50.66
18	Great Eastern Street	52391	22808	10823	1784	33631	35415	30.56
19	Charlotte Road	29315	14683	3573	1718	18256	19974	17.89
20	Willow Street	29897	26212	1083	0	27295	27295	3.97
21	Tabernacle Street	28253	23986	1360	0	25346	25346	5.37
22	Cremer Street	58045	30284	15953	1402	46237	47639	33.49
23	Waterson St	26403	10493	3281	436	13774	14210	23.09
24	Shenfield Street	14474	2186	978	1970	3164	5134	19.05
25	Hoxton Square	55164	13797	15064	6768	28861	35629	42.28
26	East Road Shoreditch	50572	39592	5573	3048	45165	48213	11.56
27	Provost Street	24607	16757	5362	828	22119	22947	23.57
28	Britannia Walk	39533	14273	143	1234	14416	15650	0.91
29	Westland Place	89119	78896	1014	4463	79910	84373	1.20
30	Wenlock Road	81856	38787	1000	9660	39787	49447	2.02
31	Eagle Warle	67955	27387	30992	9576	58379	67955	45.61
32	Hoxton Street	3744	1873	558	436	2431	2867	19.46
33	Orsman Road	20239	14375	1664	2848	16039	18887	8.81
34	Laburnum Street	15588	8644	3144	0	11788	11788	26.67
35	Hertford Road	46666	29878	3976	523	33854	34377	11.57
36	Acton Mews	25355	17140	0	4621	17140	21761	0.00
37	Arbutus Street	15249	10703	2645	265	13348	13613	19.43
38	Kingsland Road	5950	3247	265	516	3512	4028	6.58
39	Tottenham Rd	13818	9773	368	700	10141	10841	3.39
40	Forest Close	2347	1083	1264	0	2347	2347	53.86
41	Dalston Lane	29748	7367	3264	14311	10631	24942	13.09
42	Stanborough Passage	11336	5029	4253	0	9282	9282	45.82
43	Birkbeck Mews	18739	12695	1076	106	13771	13877	7.75
44	Broadway Market	2804	979	1019	50	1998	2048	49.76
45	Sheep Lane	25857	17100	7112	1645	24212	25857	27.51
46	Exmouth Place	30270	27432	756	1630	28188	29818	2.54
47	London Lane	37501	28798	1876	5283	30674	35957	5.22
48	Tudor Road	55105	18025	14521	14071	32546	46617	31.15
49	Mare Street	55549	54315	552	113	54867	54980	1.00
50	Valette Street	3858	2748	340	770	3088	3858	8.81
51	Morning Lane	22934	20546	0	2148	20546	22694	0.00
52	Well Street	4560	0	4182	0	4182	4182	0.00
53	Victoria Park Rd	2462	1120	384	221	1504	1725	22.26
54	Digby Road	22733	17720	2278	2735	19998	22733	10.02
55	Kingsmead Way	18666	18666	0	0	18666	18666	0.00
56	Lee Conservancy Road	3116	3116	0	0	3116	3116	0.00
57	Whitepost Lane	51490	37132	10335	2643	47467	50110	20.62
58	Waterdown Road South	74118	60905.5	8109.5	5103	69015	74118	10.94
59	Waterden Road (North)	32156	21341	1874	8941	23215	32156	5.83
60	Millfields Road	0	0	0	0	0	0	N/A
61	Lower Clapton Road South	0	5557	5090	477	5090	5557	0.00
62	Chatsworth Road	238	0	171	67	171	238	71.85
63	Tilla Street	1036	1036	0	0	1036	1036	0.00
64	Downs Road	495	495	0	0	495	495	0.00
65	Theydun Road	77777	52104	18862	6176	70966	77142	24.45
66	Upper Clapton Road	1749	108	1032	456	1140	1596	64.66
67	Stoke Newington High Street	14483	6274	344	5079	6618	11697	2.94
68	Cazenove Road	15651	11634	0	3645	11634	15279	0.00
69	Belfast Road	6989	2205	1029	3463	3234	6697	15.37
70	Stamford Hill	14341	6985.5	0	0	6985.5	6985.5	0.00
71	Maple Close	28113	25989	2124	0	28113	28113	7.56
72	Blackstock Road	3910	2762	0	0	2762	2762	0.00
73	Red Square	17012	3578	1418	12016	4996	17012	8.34
74	Stoke Newington Church St	5217	3611	0	446	3611	4057	0.00
75	Culford Road	1365	443	0	194	443	637	0.00
76	Montgrove Road	508	127	0	381	127	508	0.00
77	Woodbury Grove	781	643	0	0	643	643	0.00
78	Albian Road	1251	1251	0	0	1251	1251	0.00
79	Green Lane	1701	389	471	103	860	963	48.91
80	Fouldon Road	1591	1281	310	0	1591	1591	19.48
81	Stoke Newington Road	20705	10954	4428	1670	15382	17052	25.97
82	Amhurst Road	783	241	420	0	661	661	63.54
83	Amhurst Terrace	11572	11483	0	89	11483	11572	0.00
84	Andre Street	14373	10743	0	2525	10743	13268	0.00
85	Marcon Place	3102	1254	0	1389	1254	2643	0.00
86	Southwold Road	492	0	0	233	0	233	0.00
87	Prout Road	4533	3141	0	1392	3141	4533	0.00
88	Atterton Rd	3992	3266	726	0	3992	3992	18.19
89	Furrow Lane	1192	178	738	276	916	1192	61.91
90	Darnley Road	2882	2226	0	656	2226	2882	0.00
91	Brookfield Road	438	320	118	0	438	438	26.94
92	Chamond R.D.	1215	121.5	0	0	121.5	121.5	0.00
93	Haggerston Road	3880	388	0	0	388	388	0.00
94	De Beauvoir Road	9197	8352	721	0	9073	9073	7.95
95	Bevenden Street	18540	15344	3196	0	18540	18540	17.24
96	Hackney Road	11603	3885	870	2807	4755	7562	11.50
97	Pitfield Street	6908	4054	1884	0	5938	5938	31.73
98	Lea Bridge Road	4299	2120	1078	1101	3198	4299	25.08
99	Beatty Road	3600	0	2700	0	2700	2700	100.00
100	Rendelsham Road	4848.5	1118.5	0	3730	1118.5	4848.5	0.00
101	Somerford Grove	40536	20268	5700	0	25968	25968	21.95
102	East Bank	1205	0	0	1205	0	1205	0.00
103	Shacklewell Green	856	856	0	0	856	856	0.00
104	Trafalgar Mews	3058	3058	0	0	3058	3058	0.00
105	Flandersway/Morning Lane	10767	8240	436	2091	8676	10767	4.05
106	Southgate Road/Canal Walk	11442	6194	5248	0	11442	11442	45.87
107	Shacklewell Lane	9681	3683	3778	0	9681	9681	39.11
		2261008	1455483	292984	180688	1728467	1909155	15

Appendix C Table 12 - Vacant Employment Land

ID	Cluster Name	Size of Site (Ha)	Vacant Employment Land (Ha)	% Vacant Employment Land
001	Pinder Street	0.86	0.024	2.79
002	Clifton St	1.502	0	0.00
003	Worship Street	1.599	0	0.00
004	Luke Street	1.31	0	0.00
005	Hollywell Street	1.71	0	0.00
006	Siniton Street	1.266	0	0.00
007	Leonard Street	0.446	0.281	63.00
008	Mark Square	1.107	0	0.00
009	Shoreditch High Street	1.617	0.662	40.94
010	Phipp Street	0.739	0	0.00
011	Worship Street (East)	1.185	1.137	95.95
012	Folgate Street	1.635	0	0.00
013	Norton Folgate	0.471	0	0.00
014	Commercial Street	1.819	1.638	90.05
015	Boundary Street	1.983	0	0.00
016	New Inn Yard	2.045	0.309	15.11
017	Rivington Street	3.174	0.124	3.91
018	Great Eastern Street	1.806	0	0.00
019	Charlotte Road	1.348	0.173	12.83
020	Willow Street	1.519	0.248	16.33
021	Tabernacle Street	0.967	0	0.00
022	Cremer Street	4.178	0.135	3.23
023	Waterson St	1.498	0	0.00
024	Shenfield Street	0.692	0	0.00
025	Hoxton Square	4.375	0	0.00
026	East Road Shoreditch	2.653	0	0.00
027	Provost Street	0.998	0	0.00
028	Britannia Walk	1.925	0	0.00
029	Westland Place	3.348	0.466	13.92
030	Wenlock Road	5.114	0	0.00
031	Eagle Wharf	2.671	0.571	21.38
032	Hoxton Street	5.048	0	0.00
033	Orsman Road	1.758	0	0.00
034	Laburnum Street	1.062	0	0.00
035	Hertford Road	3.159	0	0.00
036	Acton Mews	1.754	0	0.00
037	Arbutus Street	1.603	0	0.00
038	Kingsland Road	1.927	0	0.00
039	Tottenham Rd	1.88	0	0.00
040	Forest Close	2.906	0	0.00
041	Dalston Lane	3.41	0.685	20.09
042	Starborough Passage	5.06	0	0.00
043	Birkbeck Mews	3.477	0	0.00
044	Broadway Market	1.605	0	0.00
045	Sheep Lane	4.98	0.157	3.15
046	Exmouth Place	3.98	0.083	2.09
047	London Lane	6.358	0	0.00
048	Tudor Road	4.119	0	0.00
049	Mare Street	5.21	0	0.00
050	Valette Street	4.18	0	0.00
051	Morning Lane	2.471	0	0.00
052	Well Street	2.981	0	0.00
053	Victoria Park Rd	1.622	0	0.00
054	Digby Road	2.731	0	0.00
055	Kingsmead Way	0.645	0	0.00
056	Lee Conservancy Road	0.459	0	0.00
057	Whitepost Lane	7.252	0	0.00
058	Waterdown Road South	10.316	0	0.00
059	Waterden Road (North)	16.944	7.224	42.63
060	Millfields Road	1.612	0	0.00
061	Lower Clapton Road South	6.195	0	0.00
062	Chatsworth Road	2.354	0	0.00
063	Tilia Street	0.281	0	0.00
064	Downs Road	0.699	0	0.00
065	Theydon Road	9.017	0	0.00
066	Upper Clapton Road	1.965	0	0.00
067	Stoke Newington High Street	7.264	0	0.00
068	Cazanove Road	5.792	0	0.00
069	Belfast Road	0.963	0	0.00
070	Stamford Hill	4.505	0	0.00
071	Maple Close	2.955	0	0.00
072	Blackstock Road	0.97	0	0.00
073	Red Square	1.783	0	0.00
074	Stoke Newington Church St	3.125	0	0.00
075	Culford Road	1.025	0	0.00
076	Montgrove Road	0.164	0	0.00
077	Woodbury Grove	0.134	0	0.00
078	Albian Road	0.125	0	0.00
079	Green Lane	1.535	0	0.00
080	Fouldon Road	0.268	0	0.00
081	Stoke Newington Road	3.91	0	0.00
082	Amhurst Road	0.117	0	0.00
083	Amhurst Terrace	0.889	0	0.00
084	Andre Street	1.296	0	0.00
085	Maroon Place	0.86	0	0.00
086	Southwold Road	0.242	0	0.00
087	Prout Road	0.611	0	0.00
088	Atterton Rd	0.276	0	0.00
090	Furrow Lane	0.185	0	0.00
091	Darnley Road	0.237	0	0.00
093	Brookfield Road	0.071	0	0.00
095	Chamond R.D.	0.36	0	0.00
096	Haggerston Road	0.31	0	0.00
097	De Beauvoir Road	0.659	0	0.00
098	Bevenden Street	1.514	0	0.00
099	Hackney Road	1.593	0.097	6.09
100	Pitfield Street	0.44	0	0.00
101	Lea Bridge Road	0.655	0	0.00
102	Beatty Road	0.09	0	0.00
103	Rendelsham Road	0.971	0	0.00
104	Somerford Grove	0.507	0	0.00
105	East Bank	0.369	0	0.00
106	Shacklewell Green	0.071	0	0.00
107	Trafalgar Mews	0.272	0	0.00
108	Flandersway/Morning Lane	0.979	0	0.00
109	Southgate Road/Canal Walk	0.907	0	0.00
110	Shacklewell Lane	0.292	0	0.00
Total		237.87	14.01	5.89

Appendix C Table 13 - Scope for Change

Site ID	No Change	Intensification of employment use	Introduction of ancillary employment uses	Redevelopment for continued employment uses	Redevelopment for employment use	Redevelopment for employment led mixed use	Redevelopment (mixed use)	Redevelopment (housing)	Redevelopment (Other)	Description of Other	Justification/Rationale for change option
001	1	0	0	1	0	0	0	0			A,B,C,E = no change. D= redevelopment of existing building for office employment use. F= development of site for employment office use
002	1	0	0	0	0	0	0	0			No change
003	1	0	0	0	0	0	0	0			No change/adequate. Most buildings are of good to fair quality.
004	1	0	0	1	0	0	0	0			Overall, the site has fair quality buildings with an adequate provision of local amenities (cafes and restaurants). Vacant site just east of F has existing planning application so does not represent an opportunity. However, an opportunity exists to develop the car park just at K into B1a class (office) employment premises.
005	1	0	0	1	1	0	0	0			C,F,L - vacant floorspace could be reoccupied by office use. J- One floor of vacant floorspace could be reoccupied by offices, however, a longer term option would be to redevelop the site into either employment-led mixed use or modern office accommodation due to ageing building stock.
006	1	0	0	0	0	0	0	0			No change necessary. The site has high quality building stock, despite it being over 50years old it has recently been refurbished. Re-occupy vacant floorspace at G
007	1	0	0	1	1	0	0	0			Overall no change to site A & C. Sites B & D could be redeveloped for office use . Also potential for employment led mixed use with active frontages on ground floor and office above.
008	1	0	0	0	0	0	0	0			No change, other than reoccupation of vacant floor space (site B).
009	1	0	0	1	1	0	0	0			No change A-J, except D. Potential to redevelop D and surrounding car parks with small scale office development, may be small business units (office). Alternatively, site could be brought forward for employment-led mixed use (offices).
010	1	0	0	0	0	0	0	0			A-E no change. Vacant site has potential for redevelopment into office use employment or employment-led mixed use (office), however, this site already has planning permission for a 4 storey B class building.
011	1	0	0	1	1	0	0	0			B - no change except re-occupy vacant floorspace. But A has significant potential as a high density office development in good location, or employment-led mixed use development. Alternatively, B could also be demolished and cluster redeveloped as a whole into B1a(office) or mixed use development.
012	1	0	0	1	0	0	0	0			No change except : B - redevelopment for employment use, small scale office development.
013	1	0	0	1	0	0	0	0			No change to B,C,D,G. Re-occupy vacant floorspace at A,E and F. H is currently underutilised so building and surrounding car park could be redeveloped for small scale start up premises.
014	0	0	0	1	1	0	0	0			A&B - No change to residential/retail & office space. Sites C&D represent a significant opportunity site once the East London Line extension goes ahead. Could be redeveloped as employment-led mixed use or mixed use with a significant office component. Start up premises for cultural industries also possible
015	1	0	0	1	1	0	0	0			No change to all sites except D&E which could be redeveloped as office use for small businesses. Alternatively, due to precedent creating on the other side of the road, could be employment-led mixed use.
016	1	0	0	1	1	0	0	0			Currently no change, but once the East London line arrives the space surrounding the track, at G and O, could be developed into either commercial office space or into mixed use with an employment component (office or creative industries). Re-occupy vacant floorspace at L, M, P and R
017	1	0	0	1	1	0	0	0			No change to site except - Vacant building at Q could either be reoccupied by office employment use or, as the building stock is in quite poor condition, be redeveloped as modern office accommodation. Re-occupy vacant floorspace at V, AA and BB. Vacant land just south of P could be developed into employment use or employment led mixed use
018	1	0	0	0	1	0	0	0			No potential for change other than reoccupation of vacant floorspace. Also car park near to R could be developed into ground floor retail with office employment on above floors.
019	1	0	0	0	1	0	0	0			No change to all sites except reoccupation of vacant floorspace with office uses. Also, H and adjacent car park could be redeveloped as employment-led mixed use or mixed use with significant office component, to take advantage of this prominent location. Active ground floor frontages also possible.
020	1	0	0	0	1	0	0	0			No change- A,B,C,E,G,I,L,D,H; However, sites J,K,M and F- Potential to redevelop sites for oter use (possibly with active ground floor frontages).
021	1	1	0	0	0	1	0	0			No change to sites C,D,F,G,H,I,J. Potential to intensify existing office space at sites A & B. Site E is currently vacant and has potential to be redeveloped for mixed use (retail bottom/residential on top in line with surrounding land uses).
022	1	0	0	1	1	0	0	0			No change except - I could be redeveloped as small offices or small industrial unit. O&P could either be re-occupied as office uses or, in the longer term as building stock is quite poor, redeveloped as mixed use with active street frontages and significant employment component above. S&T also have potential to be redeveloped as mixed use with significant office component along with vacant land to north west of S&T. Vacant site (car park) next to V also has potential as mixed use with significant office employment component. N also has significant potential for redevelopment as office use/mixed use with significant office employment component.
023	1	0	0	0	0	0	0	0			Sites C,H and K require reoccupation as office employment uses. No other changes.
024	1	0	0	0	0	0	0	0			No change
025	1	0	0	0	1	0	0	0			No change except possible redevelopment of B&C, as building stock is currently quite poor, into mixed use with an office employment component.
26	1	0	0	0	0	0	0	0			No change

Site ID	No Change	Intensification of employment Use	Introduction of ancillary employment uses	Redevelopment for continued employment uses	Redevelopment for employment led mixed use	Redevelopment for employment led mixed use	Redevelopment (mixed use)	Redevelopment (housing)	Redevelopment (Other)	Description of Other	Justification/Rationale for change option
027	1	0	0	0	0	0	0	0			No change except to fill vacant office floorspace within E&G. J is empty and building stock is very poor. It could be redeveloped as office employment, however, planning permission exists for this site and so does not represent an opportunity
028	1	0	0	1	1	0	0	0			No change except: Vacant site (car park) next to F has potential to be developed as large office employment use. Alternatively, employment led mixed use. Would make good use of this prominent location. Site could be developed along with site F and site G.
029	1	0	0	1	1	0	0	0			No change except: Vacant site next to T could be redeveloped as office employment use. Possibly as a single building in this prominent location, possibly as managed units as at M. Alternatively, mixed use with significant employment component.
030	1	0	0	1	1	0	0	0			No change except: G, due to poor building stock, could be redeveloped into mixed use with employment component. L, which is currently derelict, could be redeveloped into a workshop/light industrial unit.
031	1	0	0	1	1	0	0	0			No change for A&B. Car park next to C could be developed as mixed use with an office or workshop employment component. Alternatively, the site could be developed as a number of small business units. Car park next to E also has potential for redevelopment into either mixed use with an office employment component, or as a office employment
032	1	0	0	0	1	0	0	0			Overall active employment role. Site D & A has potential to intensify existing A3 use or could redevelop as mixed use (residential & office)
033	1	0	0	1	1	0	0	0			K&L are currently vacant warehousing and so have potential to become mixed use with employment component. I is vacant warehousing and has the potential to become mixed use with an employment component, either office or light industry.
034	1	0	0	0	0	0	0	0			No change
035	1	0	0	0	1	0	0	0			Units that are vacant (E,R) need to either be reoccupied with storage/distribution or office uses or be redeveloped for employment led mixed-use.
036	1	0	0	0	1	0	0	0			Site H is poor quality studio/office and needs upgrade to building stock such as window replacement. Alternatively, H could be redeveloped as employment-led mixed use.
037	1	0	0	1	0	0	0	0			No change, except site D could be redeveloped for continued employment use - this is due to poor building stock. The site showed evidence of future redevelopment of land from industrial (b class) to housing use (C class); (site D: Application no 2004/1105).
038	1	0	0	1	0	0	0	0			Sites DEFGHI have potential to be upgraded for continued light industrial use. At the moment, mix of industry & residential seems confused. Sites on Kingsland Road are fit for purpose.
039	1	0	0	0	0	1	0	0	Retail		Overall no change. Site J needs redevelopment. Has potential to accommodate A3/ mixed use development.
040	1	0	0	1	0	0	0	0			No change for site B&C. Site A has potential for redevelopment for office use. Redevelopment could include retention of attractive architectural features.
041	1	0	0	0	1	1	0	0			No change except potential to redevelop H, A and I into employment led mixed use as at K and D. Building at L is semi-derelict and has potential to be developed as mixed use live/work units. Car park at M also has development potential for either employment-led mixed use or mixed use with significant employment component.
042	1	0	0	0	1	1	0	0			Site E potential for redevelopment for office use with active retail frontage. Site F fine as A,B. Site C being redeveloped by 'Renaissi/corporation of London etc' - EC Funding possibly for mixed-use. Site D Fit for purpose but 'run-down' potential for upgrade.
043	1	0	0	0	0	1	0	0			No change necessary for most sites. Site O is a vacant light industrial Shell former factory. It could be redeveloped/refurbished for mixed-use (possibly live-work units)
044	1	0	0	0	0	0	0	0			No change except re-occupation to sites C,F,H,J with small business office uses.
045	1	0	0	1	1	0	0	0			No change except D could be redeveloped as either office employment use or as an industrial unit. Vacant site to south of I could be redeveloped as mixed use, with active street frontages and an employment (office) component.
046	1	0	0	1	0	0	0	0			No change necessary except re-occupy vacant premises (Sites A and W). Also develop vacant land north of AD into light industrial units
047	1	0	0	0	0	1	0	0			The majority of the site is suitable for continued use by present occupiers. Vacant units (sites n,o,y) could be redeveloped into live-work units to continue with the live/work feel of some parts of the cluster, some original buildings could be renovated to preserve old buildings yet be suitable for continued employment use.
048	1	0	0	1	1	0	0	0			Sites with no change: E,F,G,I,K,L,P,Q,R,S,U,W. Vacant sites: A,B,C,D,H,N,O,Q,G - could be redeveloped into employment led mixed-use, with small scale light industry, workshops and offices forming the work component. Sites A&B were also considered for redevelopment to housing but in the light of the findings of the employment floorspace demand assessment are recommended for employment-led mixed use. Sites needing some renovation: A,B,C,D,H,J,M,N,O,T,V.
049	1	0	0	0	0	1	0	0	retail and residential		Overall no change except: Site O is unoccupied, premises are in poor condition. Potential for the premises to be redeveloped with ground floor retail and residential above. .
050	1	0	0	0	0	0	0	0			All employment uses suitable for continuation. Re-occupy vacant premises at B
051	1	0	0	0	0	0	0	0			No real change necessary - sites are suitable & functioning well in present use.
052	1	0	0	0	0	0	0	0			No change - sites are of good building stock, in good condition.
053	1	0	0	0	0	1	0	0			Sites A,D,F,G,H,I no change. Sites C, E redevelopment for mixed-use (retail/ office/ residential) continued employment use (both are vacant).
054	1	0	0	0	0	0	0	0			No change except - Site K - re-occupy vacant floorspace.

Site ID	No Change	Intensification of employment Use	Introduction of ancillary employment uses	Redevelopment for continued employment uses	Redevelopment for employment led mixed use	Redevelopment for employment led mixed use	Redevelopment (mixed use)	Redevelopment (housing)	Redevelopment (Other)	Description of Other	Justification/Rationale for change option
055	1	0	0	1	1	0	1	0			Site is currently a self contained factory with no similar surrounding land uses. If the factory was to close, potential exists for either redevelopment for continued employment use, employment led mixed use or housing. Site to south of factory, on water frontage, recently developed for housing. However, the factory is in relatively good condition and so does not represent an opportunity for development at present
056	1	0	0	1	0	0	0	0			The site is suitable for continuation in its current use. It holds redevelopment possibilities however only for continued employment use due to unattractive nature of motorway flyroad.
057	1	0	0	1	0	0	1	0			Successful employment use apparent at present. Allocated employment development site just east of M has been redeveloped for housing. Scrap yards to south of the railway (sites P,R,Q and S) may have scope for redevelopment into light industrial/start up units. Also possible to develop housing on these sites but, due to the findings of the employment floorspace demand assessment, redevelopment for continued employment use is recommended. Re-occupy vacant building at K
058	1	0	0	0	0	0	0	0			The sites in this cluster are generally suited to their present use. Site H requires reoccupation of vacant floorspace.
059	1	0	0	1	1	0	1	1	Olympics?		Sites A,B,C,D,G,H and I ok at present. Large area of vacant land in centre of cluster. Definite scope for redevelopment, certainly of vacant land, but possibly of entire cluster in the long run. Possibility of redevelopment into industrial park, start up units, mixed uses or housing in some parts, although housing is not recommended following the findings of the employment land demand assessment. Site E currently not occupied. Could either be re-occupied or developed along with large area of vacant land in centre of cluster.
060	0	0	0	0	0	0	0	1			Planned as a waste disposal site for LBH
061	1	0	0	0	0	0	0	0			Most of site developed and in use - reasonable condition too
062	1	0	0	0	0	0	0	0			No change
063	1	0	0	1	0	0	0	0			Few other employment uses in close vicinity. Neighbouring development site redeveloped for housing. 'Lock up' workshops to west of site have potential to be redeveloped for employment (small business start up units) but will have to be mindful of neighbouring residential uses.
064	1	0	0	0	0	0	0	0			Area appears to function to an adequate level as an A3 retail/residential area.
065	1	0	0	0	0	1	1	0			No change. J,K and L are large sites that have a great deal of potential. However, existing planning permissions apply to these sites and so no opportunity exists
066	1	0	0	0	0	0	0	0			No change. A requires re-occupation of offices
067	1	0	0	0	0	0	0	0			Mainly no change necessary. Marketing is maybe needed for site N & I so as to reoccupy vacant floorspace.
068	1	0	0	0	0	0	0	0			No change necessary.
069	1	0	0	0	0	0	0	0			No change necessary A-I. Must ensure that live/work units are not exclusively used for residential.
070	1	0	0	0	0	0	0	0			No change
071	1	0	0	1	1	1	1	0			The site is currently underutilised and has clearly declined considerably along with demand for wharfage. Site could be developed as employment led mixed use, or as a small business park. However, access to the site, through residential backstreets, could be a problem. Residential development is also possible although not recommended due to the findings of the employment floorspace demand assessment.
072	1	0	0	0	0	0	0	0			All sites occupied and no more scope for development
073	1	0	0	0	0	0	0	0			Sites D,E,J appear vacant - should be filled as office employment uses. A,B,F,G,H,I - no change: high quality, predominantly new units. B,H,I are live work units. These must be enforced as retaining a degree of employment and not sold exclusively as residential
074	1	0	0	0	0	0	0	0			Little space for expanding employment uses. Area predominantly occupied by retail and residential which are likely to be more appropriate uses. Existing employment uses should be supported.
075	1	0	0	0	0	0	0	0			No change necessary. Well kept streets & local environment.
076	1	0	0	0	0	0	0	0			No change necessary. Predominately retail with some small commercial premises operating without any problems.
077	1	0	0	0	0	0	0	0			No scope for improvement
078	1	0	0	0	0	0	0	0			Only 1 unit in business cluster, little potential to make changes.
079	1	0	0	0	0	0	0	0			Overall most sites need no change (ADEF). Sites B & C reoccupation of existing premises.
080	1	0	0	0	0	0	0	0			Mainly no change for A. Site B needs to be re-occupied - at present it is vacant and above a retail unit (reaches over 2 premises). If no demand, there is potential to change upper floors to residential.
081	1	0	0	1	1	0	0	0			The 3 storey vacant unit on site I could be converted into light industrial or office space with some refurbishment. Other sites are ok. Re-occupy vacant floorspace at L.
082	1	0	0	0	0	0	0	0			No change except reoccupy building C with office employment use
083	1	0	0	0	0	0	0	0			No change required to site
084	1	1	0	0	0	0	0	0			No change to railway arches as all functional & occupied. The quality of site I is poor and has potential to be redeveloped for more intensive employment use.
085	1	0	0	0	1	0	0	0			No change if site C is currently occupied - was not clear at time of survey. If site C is vacant, possible potential to use site for employment use. Site is in good location, right next to Hackney Downs station, and so a change from industry to office use may be possible. This may only be enabled through a housing component and so the site could be employment-led mixed use
086	1	0	0	0	0	0	0	0			No change necessary
087	1	0	0	0	0	0	0	0			No changes necessary
088	1	0	0	0	0	0	0	0			In the long term, location within residential/retail area may make a mix-use development with employment component more appropriate than expansion of employment land, although could support commercial premises. However, no specific opportunities for development currently exist.

Site ID	No Change	Intensification of employment use	Introduction of ancillary employment uses	Redevelopment for continued employment uses	Redevelopment for employment led mixed use	Redevelopment for employment led mixed use	Redevelopment (mixed use)	Redevelopment (housing)	Redevelopment (Other)	Description of Other	Justification/Rationale for change option
090	1	0	0	0	1	0	0	0			No change, although A could be developed as street level retail with 2 floors of office above.
091	1	0	0	0	0	0	0	0			Preset use is suitable for continued use.
093	1	1	0	0	0	1	0	0			Site A is adequate in present employment use. Site B could be adapted for mixed-use development with retail on ground floor and either residential or employment use above.
095	1	0	0	0	0	0	0	0			No change
096	1	0	0	0	0	0	0	0			No change
097	1	0	0	0	1	0	0	0			Overall the site are ok. Site A looks vacant and has potential to be developed as studio/ workshop use of a similar character as neighbouring b-class occupiers.
098	1	1	0	0	1	0	1	0			No change to E, C or A. F is currently vacant, has poor building stock and could become an employment led, mixed-use site. Housing was also considered for this site but, in the light of the B class floorspace demand assessment, is not recommended. Sites B and D are currently in use but site area looks to be under utilised. At present these sites have potential to be assembled for employment-led mixed-use development.
099	1	0	0	0	1	0	0	0			Vacant sites behind C could be developed as mixed use with an office employment component
100	1	0	0	0	0	0	0	0			No change except re-occupy B&E with office employment use.
101	1	0	0	1	1	0	0	0			Units B & C are in particularly poor condition and could be redeveloped as small industrial units or as mixed use with office component. However, the entire cluster has potential to be redeveloped for mixed use with employment component.
102	0	0	0	0	0	1	1	0			Potential for redevelopment or conversion for mixed-use or housing.
103	1	0	0	0	0	0	0	0			No change
104	1	0	0	0	1	1	0	0			Large area of warehousing/studio space vacant at site B. Currently in process of restoration. May be suited to mixed use with an employment component (either office or workshops).
105	1	0	0	0	0	0	0	0			In working use and no more suitable space for development. Should Royal Mail vacate site, there is potential for continued employment use (small starter units) or employment-led mixed-use.
106	1	0	0	0	0	0	0	0			No change
107	1	0	0	0	0	0	0	0			Units appear to be fully let and modern. No scope for expansion
108	1	0	0	1	0	0	0	0			No change to A,B,D,E C- potential for redevelopment of vacant, derelict building to office employment use.
109	1	0	0	0	1	0	0	0			Large housing development in progress to centre of site. Possibly develop mixed uses with employment component
110	1	0	0	0	0	0	0	0			No change.

APPENDIX D

Cluster Recommendations and Potential Supply Capacity

APPENDIX D Part A : Schedule of potential role, justification and recommended policy changes

Site No.	Cluster Name	Recommended Designation	Potential role	Justification of potential role	Suggested boundary/designation changes and justification
1	Pinder Street	PEA	A,B,C,E = no change. D= redevelopment of existing building for office employment use. F= development of site for employment office use	Vacant site at F, on the corner of Earl Street and Finsbury Market, is in good location for B1a office development. D is vacant. Both could be redeveloped as B use class	Remove Employment Development designation from whole of cluster and designate as PEA. Include Opportunity designation for sites D&F - currently vacant land, (site F - situated on the corner of Earl Street and Finsbury Market) and vacant building (D). Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
2	Clifton Street	PEA	No change	No change	Remove Employment Development designation and designate cluster as PEA. Site now fully developed with B class uses. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
3	Worship Street	PEA	No change/adequate. Most buildings are of good to fair quality.	No change	PEA to follow existing DEA boundaries. No boundary/designation changes. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
4	Luke Street	PEA	Overall, the site has fair quality buildings with an adequate provision of local amenities (cafes and restaurants). Vacant site just east of F, to the west of Clifton Street, has existing planning application so does not represent an opportunity. However, an opportunity exists to develop the car park just at K into B1a class (office) employment premises.	Vacant site exists just east of F, to the west of Clifton Street, which is currently a car park. However, a planning application exists for this site and so does not represent an opportunity. The planning application does not cover the car park at K which still has potential to be developed into office use in line with surrounding uses.	PEA to follow existing DEA boundaries. Designate car park at K as an Opportunity Site. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
5	Hollywell Street	PEA	C,F,L - vacant floorspace could be reoccupied by office use. J- One floor of vacant floorspace could be reoccupied by offices, however, a longer term option would be to redevelop the site into either employment-led mixed use or modern office accommodation due to ageing building stock.	Vacant floorspace exists at C,F,I and L. Could redevelop J as employment-led mixed use due to ageing building stock.	PEA to follow existing DEA boundaries. J to be designated as Opportunity site. Building is ok at present but has potential in long term for new B class office use. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
6	Sinnton Street	PEA	No change necessary. The site has high quality building stock, despite it being over 50years old it has recently been refurbished. Re-occupy vacant floorspace at G	No change	PEA to follow existing DEA boundaries. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
7	Leonard Street	PEA	Overall no change to sites A & C. Vacant land just east and just west of Kiffin Street could be developed for office use. Also potential for employment led mixed use with active frontages on ground floor and office above.	Land parcels immediately east and west of Kiffin Street are currently car parks and look to be under utilised. Surrounding land uses are generally B class office uses.	Remove Employment Development Designation from site to west of Kiffin Street. Include Opportunity designation for vacant land east and west of Kiffin Street. Rest of PEA to follow existing DEA boundaries. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
8	Mark Square	PEA	No change	No change	PEA to follow existing DEA boundaries. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
9	Shoreditch High Street	PEA	No change A-J, except site D. Potential to redevelop vacant building at D and surrounding car parks, situated on the corner of Batemans Row and Shoreditch High Street, with small scale office development. Alternatively, site could be brought forward for employment-led mixed use (offices).	Potential to redevelop D and surrounding car parks, situated on the corner of Bateman's Row and Shoreditch High Street, with small scale office development. Alternatively, site could be brought forward for employment-led mixed use (offices).	Designate cluster as PEA to follow existing DEA boundaries, but designate car park sites to south and west of D, on the corner of Bateman's Row and Shoreditch High Street, as well as D itself, as an Opportunity site
10	Phipp Street	PEA	A-E no change. Vacant site has potential for redevelopment into office use employment or employment-led mixed use (office), however, this site already has planning permission for a 4 storey B class building.	Employment Development area to west of A already has planning permission for 4 storey B class building.	PEA to follow existing DEA boundaries. Employment Development Designation to be removed from vacant site once work on B use class building commences. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
11	Worship Street (East)	PEA	B - no change except re-occupy vacant floorspace. But large vacant site just north of the eastern part of Worship Street has significant potential as a high density office development in good location, or employment-led mixed use development. Alternatively, B could also be demolished and cluster redeveloped as a whole into B1a(office) or mixed use development.	All of site has potential as B class land and is in a good location for office development, in line with surrounding land uses. B is occupied at present but could be redeveloped as a larger scheme with vacant land just north of Worship Street	Remove Employment Development designation and designate whole cluster as a PEA and an Opportunity Site. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
12	Folgate Street	PEA	No change except : B - redevelopment for employment use, small scale office development.	B is currently a temporary car park/storage unit and could be used for B class uses, in line with surrounding land uses.	Designate cluster as PEA, to follow existing DEA boundaries. Designate B as an Opportunity site. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
13	Norton Folgate	PEA	No change to B,C,D,G. Re-occupy vacant floorspace at A,E and F. H is currently underutilised so building and surrounding car park could be redeveloped for small scale start up premises.	H is currently underutilised so building and surrounding car park could be redeveloped for small scale start up B class premises.	Designate cluster as PEA, to follow existing DEA boundaries. Designate H and surrounding land as Opportunity Site. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
14	Commercial Street	PEA	A&B - No change to residential/retail & office space except re-occupy vacant floorspace at B. Vacant land parcels exist within this Cluster - Bishopsgate Goodyard is vacant land and is situated between Commerical Street and Bethnal Green Road and land with potential for development over the railway exists to the south of Commerical Street at it's junction with Shoreditch High Street. Both sites represent a significant opportunity site once the East London Line extension is implemented. Could be redeveloped as employment-led mixed use or mixed use with a significant office component. Start up premises for cultural industries also possible.	Vacant land parcels north and south of Commerical Street represent a significant opportunity site once the East London Line extension goes ahead. Could be redeveloped as employment-led mixed use or mixed use with a significant office component. Start up premises for cultural industries also possible	Designate whole cluster as a PEA. Land to south of Commerical Street to be designated as an Opportunity Site in line with South Shoreditch AAP. Bishopsgate goodyard (vacant land just south of Bethnal Green Road) to be designated as Opportunity site. The southern part of this cluster (south of Commerical Road) lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
15	Boundary Street	PEA	No change to all sites except D&E which could be redeveloped as office use for small businesses. Alternatively, due to precedent creating on the other side of the road, could be employment-led mixed use. Re-occupy vacant floorspace at A	Sites D&E are currently vacant and could be redeveloped, due to their small size and surrounding land uses, as small start up office units.	Designate cluster as PEA - to follow existing DEA boundaries. Sites D&E to be designated as Opportunity Areas for small start up premises
16	New Inn Yard	PEA	Currently no change, but once the East London line arrives the vacant land surrounding the track, just west of Shoreditch High Street and north of Holywell Lane, could be developed into either commercial office space or into mixed use with an employment component (office or creative industries). Re-occupy vacant floorspace at L, M, P and R	The vacant land just west of Shoreditch High Street is likely to be taken up by new railway arches built for the East London Line. The remaining space and the new arches themselves could then be used as either commercial office space or employment-led mixed use for either office or creative industries, in line with surrounding land uses.	Designate cluster as PEA - to follow existing DEA boundaries. Designate vacant land just north of Holywell Street and west of Shoreditch High Street as an Opportunity site.
17	Rivington Street	PEA	No change to site except - Vacant building at G could either be reoccupied by office employment use or, as the building stock is in quite poor condition, be redeveloped as modern office accommodation. Re-occupy vacant floorspace at V, AA and BB. Vacant land just south of P, in Curtain Place, could be developed into employment use or employment led mixed use	Site Q is currently vacant and could be re-occupied with office uses but, due to the poor quality building stock, an opportunity exists to redevelop the site into employment-led mixed use. Potential exists at vacant land south of P, at Curtain Place, for introduction of B use class offices or employment led mixed use.	Designate cluster as PEA - to follow existing DEA boundaries. Designate vacant land south of P, at Curtain Place, as an Opportunity site as well as vacant building at Q.
18	Great Eastern Street	PEA	No potential for change other than reoccupation of vacant floorspace. Also car park near to R, to the west of Curtain Road, could be developed into ground floor retail with office employment on above floors.	Car park near to R, to the west of Curtain Road, could be developed into ground floor retail with office employment on above floors, as surrounding uses.	Designate cluster as PEA - to follow existing DEA designation. Designate car park site to south of R, to the west of Curtain Road, as an Opportunity site
19	Charlotte Road	PEA	No change to all sites except reoccupation of vacant floorspace with office uses. Also, H and adjacent car park, at the junction of Great Eastern Street and Old Street, could be redeveloped as employment-led mixed use or mixed use with significant office component, to take advantage of this prominent location. Active ground floor frontages also possible.	Site H and adjacent car park on corner of Old Street and Great Eastern Street are in a prominent location with poor quality building stock at H. The whole site could be redeveloped as employment-led mixed use or mixed use with significant office component, in line with surrounding land uses.	Designate cluster as PEA - to follow existing DEA boundaries. Site H and adjacent vacant land parcel, situated on the corner of Old Street and Great Eastern Street, to become Opportunity site and included as part of the PEA
20	Willow Street	PEA	No change- A,B,C,E,G,I,L,D,H; However, sites J and M and vacant land just south of Great Eastern Street as well as vacant land on the corner of Leonard Street and Great Eastern Street - Potential to redevelop sites for employment-led mixed use	Vacant land on the corner of Leonard Street and Great Eastern Street as well as surrounding buildings M and J could be redeveloped together as B class use or employment-led mixed use. Vacant land just south of Great Eastern Street has potential as B class use due to it's prominent location and surrounding land uses.	Designate Cluster as PEA - to follow existing DEA designation. Vacant land south of Great Eastern Street to be given Opportunity Site designation. Vacant land on the corner of Leonard Street and Great Eastern Street as well as surrounding buildings at J,L and M to be given Opportunity designation. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
21	Tabernacle Street	PEA	No change to sites C,D,F,G,H,I,J. Potential to intensify existing office space at sites A & B. Site E is currently vacant and has potential to be redeveloped for mixed use (retail bottom/residential on top in line with surrounding land uses).	No change except redevelop site E for retail use in line with surrounding land use. Potential to intensify use of sites A&B to include additional office space	Designate Cluster as PEA - to follow existing DEA boundaries. Cluster lies within the Central Activities Zone and so should be included within the Major Office Zone designation. The purpose of this designation is to restrict large scale office development to the Central Activities Zone with a view to reinforcing its economic role.
22	Cremer Street	PEA	No change except - I could be redeveloped as small offices or small industrial unit. O&P could either be re-occupied as office uses or, in the longer term as building stock is quite poor, redeveloped as mixed use with active street frontages and significant employment component above. S&T also have potential to be redeveloped as mixed use with significant office component along with vacant land to north west of S&T. Vacant site (car park), situated on the corner of Long Street and Waterson Street, also has potential as mixed use with significant office employment component. N also has significant potential for redevelopment as office use/mixed use with significant office employment component.	I is vacant site and has potential as a small B class unit, as is surrounded by similar. O,P,S&T are in very poor condition and have potential as mixed use units with some employment component. Vacant site just north west of S&T, situated on the corner of Gorsuch Place and Long Street, has potential to be developed with R,S & T as one development. N is also in very poor condition and has potential as mixed use with some employment component. Vacant site just west of V, immediately to the north of Waterson Street, also has potential as mixed use with employment component, as precedent has been set with site K in cluster 23.	Designate cluster as PEA - to follow existing DEA boundary. Designate Opportunity site at vacant land parcel just south of H, just north of Waterson Street. Designate Opportunity Site at building I. Designate Opportunity site at vacant land parcel on the corner of Gorsuch Place and Long Street as well as buildings R, S and T. Designate Opportunity Site at building N.
23	Waterson St	PEA	Sites C,H and K require reoccupation as office employment uses. No other changes.	Reoccupy sites C, H and K with office uses as they are vacant	Designate cluster as PEA - to follow existing DEA boundaries
24	Shenfield Street	PEA	No change except re-occupy vacant floorspace at A	No change	Designate cluster as PEA - to follow existing DEA boundaries
25	Hoxton Square	PEA	No change except possible redevelopment of B&C, as building stock is currently quite poor, into mixed use with an office employment component. Re-occupy vacant floorspace at P, T, W, AA, BB and FF	Building stock at B&C is quite poor. These sites are surrounded by studio accommodation often occupied by creative industries. B&C could therefore be redeveloped as small employment-led mixed use units for such industries. B class floorspace suitable for re-occupation at T, AA, BB and W	Remove site A, sites H (x3) and car park just north of Cluster, all not in B class use. Site J now developed so remove Employment Development designation and keep as PEA. Remove school playground just south of site DD from PEA. Rest of cluster to be designated as PEA - to follow existing DEA boundaries. Designate poor quality building stock at B&C as an Opportunity Site.
26	East Road Shoreditch	PEA	No change	No change	Designate cluster as PEA - to follow existing DEA designation except remove small part of area to east of L where no B class uses exist.
27	Provost Street	PEA	No change except to fill vacant office floorspace within E&G. J is empty and building stock is very poor. It could be redeveloped as office employment, however, planning permission exists for this site and so does not represent an opportunity	Site J already has existing planning permission so does not represent an opportunity site.	Remove open space from DEA just south of site A. Rest of cluster to be designated as PEA - following existing DEA boundaries.
28	Britannia Walk	PEA	No change except: Vacant site (car park) next to F, on the corner of Britannia Walk and City Road, has potential to be developed as large office employment use. Alternatively, employment led mixed use. Would make good use of this prominent location. Site could be developed along with site F and site G.	Site to east of F, on the corner of Britannia Walk and City Road, is a car park and looks to be under utilised. Hackney Council has provided pre-application on the site including building F to the west of the car park. Building G is in poor condition and also has potential to be included in any development. This prominent location on City Road has potential to be developed as B class office employment use in line with surrounding land uses. Alternatively, the site could be developed as employment-led mixed use in line with nearby recent developments.	Remove sites D, E, C and the under construction site just north of C from Employment Development designation. Now largely residential. Both car parks north and south of site G, as well as buildings F&G, to have their designation changed from Employment Development to Opportunity sites and PEA. Sites A and B to be included as PEA as per existing DEA designation.
29	Westland Place	PEA	No change except: Vacant site next to T, on the corner of Shepherdess Walk and City Road, could be redeveloped as office employment use. Possibly as a single building in this prominent location, possibly as managed units as at M. Alternatively, mixed use with significant employment component.	Vacant site next to T, at the corner of Shepherdess Walk and City Road, could be redeveloped as office employment use. Possibly as a single building in this prominent location, possibly as managed units as at M. Alternatively, mixed use with significant employment component.	Remove Employment Development designation just north of site K. Now residential. Rest of cluster to be designated as PEA - to follow existing DEA designation with Employment Development site to the south of M, on the corner of Shepherdess Walk and City Road, to become Opportunity site
30	Wenlock Road	PEA	No change except: G, due to poor building stock, could be redeveloped into mixed use with employment component. L, which is currently derelict, could be redeveloped into a workshop/light industrial unit.	L, which is currently derelict, could be redeveloped into a workshop/light industrial unit in line with surrounding land uses. Vacant site next to C is a car park and also has potential as mixed use - however a planning application already exists on the site for live/work so Opportunity Area cannot be designated if development goes ahead	Remove site A from DEA designation - no B class uses exist on this site. Rest of cluster to be designated as PEA - follow existing DEA designation. Designate site L as an Opportunity Site
31	Eagle Wharf	PEA	No change for A&B. Car park next to C, at northern end of Cropley Street, could be developed as mixed use with an office or workshop employment component. Alternatively, the site could be developed as a number of small business units. Car park next to E, on the corner of New North Road and Eagle Wharf Road, also has potential for redevelopment into either mixed use with an office employment component, or as an office employment	Car park next to C, at northern end of Cropley Street, looks to be under utilised and could be developed as mixed use with an office or workshop employment component. Alternatively, the site could be developed as a number of small business units, in line with surrounding land uses. Car park next to E, on the corner of New North Road and Eagle Wharf Road, also looks to be under utilised and has potential for redevelopment into either mixed use with an office employment component, or as straight offices as at site F.	Remove Employment Development designation just south of cluster. Now residential. Change site F from Employment Development to PEA designation, now developed into B class use. Car park just south of site E, on the corner of New North Road and Eagle Wharf Road, to have Opportunity and PEA designation. Vacant land between B&C, at northern end of Cropley Street, to be designated as an Opportunity Site. Rest of cluster to be given PEA designation- to follow existing DEA designation.
32	Hoxton Street	LC	Overall active employment role. Site D & A has potential to intensify existing A3 use or could redevelop as mixed use (residential & office)	Could redevelop sites D&A into mixed use with employment component	No changes to existing Local Centre designations

Site No.	Cluster Name	Recommended Designation	Potential role	Justification of potential role	Suggested boundary/designation changes and justification
33	Orsman Road	PEA	K&L are currently vacant warehousing and so have potential to become mixed use with employment component. I is vacant warehousing and has the potential to become mixed use with an employment component, either office or light industry.	K&L are currently vacant warehousing and so have potential to become mixed use with an employment component in line with surrounding land uses. I is vacant warehousing and has the potential to become mixed use with an employment component, either office or light industry.	Cluster to be designated as PEA - follow existing DEA boundaries with buildings I,K and L given Opportunity Site designations. Remove buildings to west of M - not in B class use
34	Laburnum Street	PEA	No change other than re-occupy vacant floorspace	No change other than re-occupy vacant floorspace	Designate site as PEA following existing DEA boundaries and extend PEA to include sites G&H. Now in B class use.
35	Hertford Road	PEA	Units that are vacant (E,R) need to either be reoccupied with storage/distribution or office uses or be redeveloped for employment led mixed-use. Use of sites C&F could be intensified	Vacant units at E and R should either be re-occupied with storage/distribution or office uses or, alternatively, could be redeveloped for employment led mixed-use in line with recent nearby developments. Space exists to intensify existing B class uses at buildings C and F.	Cluster to be designated as PEA - follow existing DEA boundaries. Designate E&R as Opportunity Sites
36	Acton Mews	PEA	Site H is poor quality studio/office and needs upgrade to building stock such as window replacement. H&I could be redeveloped together as employment-led mixed use.	Site H is poor quality studio/office and needs upgrade to building stock such as window replacement. Alternatively, could redevelop H as employment-led mixed use.	Cluster to be designated as PEA - follow existing DEA boundaries except: remove site A and site I - under construction, as well as site just north of site I from PEA designation. Not in B class uses. Extend PEA designation to include all other sites to east of cluster.
37	Arbutus Street	PEA	No change, except site D could be redeveloped for continued employment use-this is due to poor building stock. The site showed evidence of future redevelopment of land from industrial (b class) to housing use (C class); (site D: Application no 2004/1105).	Site D could be redeveloped for continued employment use-this is due to poor building stock	Designate cluster as PEA - Extend PEA designation to include sites E and F. Now in B class uses. Remove sites B and under construction site from DEA designation. No longer B class uses. Remove Employment Development designation from site H, now residential.
38	Kingsland Road	LC	Sites DEFGHI have potential to be refurbished for continued light industrial use. At the moment, mix of industry & residential seems confused. Sites on Kingsland Road are fit for purpose.	Sites DEFGHI have potential to be refurbished for continued light industrial use. This is due to poor quality building stock.	Cluster to remain with existing Local Centre designation
39	Tottenham Rd	TC	Overall no change. Site J needs redevelopment. Has potential to accommodate A3/ mixed use (non employment led) development.	Site J needs redevelopment due to poor quality building stock. Has potential to accommodate A3 uses or mixed use development (non employment led) in line with surrounding land uses.	4 B class premises to the west of the town centre designation have been assessed, but no designation changes are recommended
40	Forest Close	TC	No change for site B&C. Site A has potential for redevelopment for office use. Redevelopment could include retention of attractive architectural features.	No change	No changes to existing Town Centre designation.
41	Dalston Lane	PEA	No change except potential to redevelop H, A and I into employment led mixed use as at K and D. Building at L is semi-derelict and has potential to be developed as mixed use live/work units. Car park at M, just north of Tyssen Street, also has development potential for either employment-led mixed use or mixed use with significant employment component.	Site J needs redevelopment due to poor quality building stock. Has potential to accommodate A3 uses or mixed use development (non employment led) in line with surrounding land uses.	Cluster to be given PEA designation to follow existing boundaries except: Remove sites E and G from PEA designation. Include car park to north of cluster, just north of Tyssen Street, as PEA but designate it as an Opportunity Site. Vacant site just south of L, north of Dalston Lane, as well as L itself, to be given Opportunity site designation. Area surrounding buildings A, I and H as well as the buildings themselves to be given Opportunity designation
42	Stanborough Passage	TC	Site E potential for redevelopment for office use with active retail frontage. Site F fine as A,B. Site C being redeveloped by "Renaiss/corporation of London etc" - EC Funding possibly for mixed-use. Site D Fit for purpose but 'run-down' - potential for upgrade.	Site E has potential for redevelopment for office use with an active retail frontage at the ground floor.	No change to the Town Centre designation
43	Birkbeck Mews	TC	No change necessary for most sites. Site O is a vacant light industrial Shell former factory. It could be redeveloped/refurbished for mixed-use (possibly live-work units)	Site O is a vacant factory. It has potential to be redeveloped into mixed use with an employment component due to precedent set by new developments close by.	No changes to existing Town Centre designation
44	Broadway Market	LC	No change except re-occupation to sites C,F,H,J with small business office uses.	Sites C,F,H,J have vacant floorspace and should be reoccupied with small business office uses.	No change to existing Local Centre designation
45	Sheep Lane	PEA	No change except D could be redeveloped as either office employment use or as an industrial unit. Vacant site to south of I, immediately to the west of Mare Street, could be redeveloped as mixed use, with active street frontages and an employment (office) component. Re-occupy vacant premises at site C. New live/work units at G need occupation	D is currently vacant and is of poor building stock. It could be redeveloped as either office employment use or as an industrial unit, in line with adjacent land uses. Vacant site to south of I, immediately to the west of Mare Street, could be redeveloped as mixed use, with active street frontages (due to its position on main road) and an employment (office) component. Site C is vacant premises suitable for re-occupation	Designate cluster as PEA as per DEA boundary - Extend PEA designation to include site G. Change Employment Development designation at site C to PEA designation, or remove designation completely, as it is now a bus garage. Include D as an Opportunity Site as well as I and vacant land to south of I, immediately to the west of Mare Street.
46	Exmouth Place	PEA	No change necessary except re-occupy vacant premises (Sites A and W). Also develop vacant land north of AD, situated on the corner of Lamb Lane and Mentmore Terrace, into light industrial units	Reoccupy vacant premises at A and W as they are vacant. Vacant land north of AD, situated on the corner of Lamb Lane and Mentmore Terrace, is next to existing B class storage units so could be developed as light industrial/storage units.	Site to be given PEA designation as per DEA boundary except: Site just north of AD, situated on the corner of Lamb Lane and Mentmore Terrace, should be given Opportunity site designation. Retail/residential uses towards the northeast of the site (fronting Mare Street) should be removed from PEA designation
47	London Lane	PEA	The majority of the site is suitable for continued use by present occupiers. Vacant units (sites n,o,y) could be redeveloped into live-work units to continue with the live/work feel of some parts of the cluster, some original buildings could be renovated to preserve old buildings yet be suitable for continued employment use.	Sites N,O and Y are vacant and could be redeveloped into live-work units to continue with the precedent set by near by developments	Site to be given PEA designation as per DEA boundary except: Remove retail/residential uses fronting Mare Street from DEA designation. Remove northeast part of DEA, to west of footpath that joins Martello Road and Richmond Road, from cluster. No B class uses. Extend PEA designation to include sites F and G. Remove all Employment Development designations from site. Now developed as Mixed use/B class. Designate Y, N and O as Opportunity Sites
48	Tudor Road	PEA	Sites with no change: E,F,G,I,K,L,P,Q,R,S,U,W. Vacant sites: A,B,C,D,H,N,O,Q,G - could be redeveloped into employment led mixed-use, with small scale light industry, workshops and offices forming the work component. Sites A&B were also considered for redevelopment to housing but in the light of the findings of the employment floorspace demand assessment are recommended for employment-led mixed use. Sites needing some renovation: A,B,C,D,H,J,M,N,O,T,V.	Vacant sites: A,B,C,D,H,N,O,Q,G - could be redeveloped into employment led mixed-use, with small scale light industry, workshops and offices	Designate cluster as PEA as per DEA boundary except remove residential units east of unit L from PEA designation. Designate sites A,B,C,D,H,G,N,O and Q as Opportunity Sites.
49	Mare Street	TC	Overall no change except: Site O is unoccupied, premises are in poor condition. Potential for the premises to be redeveloped with ground floor retail and residential above.	Site O is unoccupied, premises are in poor condition. Potential for the premises to be redeveloped with ground floor retail and residential above, in line with adjacent premises	Change designation at site E from Employment Development to PEA designation. No other changes to Town Centre designation.
50	Valette Street	TC	All employment uses suitable for continuation. Re-occupy vacant premises at B	Site B suitable for re-occupation	No change to existing Town Centre designation.
51	Morning Lane	PEA	No change necessary - sites are suitable & functioning well in present use.	No change	Cluster to be designated as PEA and to follow existing DEA boundary. Change site C from Employment Development to PEA designation.
52	Well Street	LC	No change - sites are of good building stock, in good condition.	No change	No change to existing Local Centre designation. 2 B class use premises outside the designation were assessed as part of the survey.
53	Victoria Park Rd	LC	Sites A,D,F,G,H,I no change. Sites C, E redevelopment for mixed-use (retail/ office/ residential) continued employment use (both are vacant).	Sites C and E are vacant and could be redeveloped for mixed-use. Possibly ground floor street frontages with B class uses above	No change to existing Local Centre designation. 1 B class use outside the designation was assessed as part of the survey.
54	Digby Road	PEA	No change except - Site K - re-occupy vacant floorspace.	Site K could be reoccupied by industrial uses in continuing with similar surrounding uses	Designate cluster as PEA along existing DEA boundary - Remove Employment Development designation from site D. Vacant just east of K has existing Planning Permission so cannot designate as Opportunity site.
55	Kingsmead Way	PEA	Site is currently a self contained factory with no similar surrounding land uses. If the factory was to close, potential exists for either redevelopment for continued employment use, employment led mixed use or housing. Site to south of factory, on water frontage, recently developed for housing. However, the factory is in relatively good condition and so does not represent an opportunity for development at present	Even though the site is not surrounded by B class uses, the good access to the main road means that redevelopment for either light industry or office use would be feasible, as long as the employment use does not disturb nearby residential units. Alternatively, due to its waterfront location and precedent set by similar nearby developments, the site could be turned into mixed use with an employment component. Current good condition of factory means that no immediate opportunity exists at the site.	Designate cluster as PEA - to follow existing DEA boundaries
56	Lee Conservancy Road	PEA	The site is suitable for continuation in its current use. Future redevelopment would be possible but only for continued employment use due to unattractive nature of motorway fly-over. However, quality of both buildings within cluster is currently good and so no opportunities to redevelop exist at present.	The site is suitable for continuation in its current use. Future redevelopment would be possible but only for continued employment use due to unattractive nature of motorway fly-over. However, quality of both buildings within cluster is currently good and so no opportunities to redevelop exist at present.	Change all of cluster from Employment Development to PEA designation. B class uses currently on site and meets criteria for PEA designation (i.e. good proximity to national road network)
57	Whitepost Lane	SEL	Successful employment use apparent at present. Allocated employment development site just east of M has been redeveloped for housing. Scrap yards to south of the railway (sites P,R,Q and S) may have scope for redevelopment into light industrial/start up units. Also possible to develop housing on these sites but, due to the findings of the employment floorspace demand assessment, redevelopment for continued employment use is recommended. Re-occupy vacant building at K	Scrap yards at P, R, Q and S are in very poor condition so scope exists for redevelopment. Scope for redevelopment into light industrial/start up units in line with nearby uses. Potential for housing, but not recommended due to findings of demand assessment	Remove Employment Development designation just north of site C. Now residential. Change rest of cluster from DEA to SEL, including Employment Development designation just west of site O which is now in B class use. The cluster meets criteria listed for an SEL as it has a large amount of B class land, mostly industrial uses, with firms not placing a high premium on environmental quality. It also forms part of a larger configuration of B class uses in neighbouring Boroughs. Sites P, R, Q and S are currently poor quality low value employment sites which have potential to be developed into light industrial/start up units - designate these sites as Opportunity sites
58	Waterdown Road South	SEL	The sites in this cluster are generally suited to their present use. Site H requires reoccupation of vacant floorspace.	The sites in this cluster are generally suited to their present use. Site H requires reoccupation of vacant floorspace.	Change designation of cluster from DEA to SEL. The cluster meets criteria listed for an SEL as it has a large amount of B class land, mostly industrial uses, with firms not placing a high premium on environmental quality. It also forms part of a larger configuration of B class uses in neighbouring Boroughs. This cluster is subject to the Hackney Wick Draft AAP which has designated the eastern part of this site (east of Waterden Road) as open space.
59	Waterden Road (North)	SEL	Sites A,B,C,D,G,H and I ok at present. Large area of vacant land in centre of cluster. Define scope for redevelopment, certainly of vacant land, but possibly of entire cluster in the long run. Possibility of redevelopment into industrial park, start up units, mixed uses or housing in some parts, although housing is not recommended following the findings of the employment land demand assessment. Site E currently not occupied. Could either be re-occupied or developed along with large area of vacant land in centre of cluster.	Currently within a large employment area with surrounding low density employment uses. Road access very good. Vacant land in centre of site means a possibility of redevelopment into an industrial park, start up units or mixed uses in some parts. Building E could either be re-occupied or developed as part of the vacant land in centre of the cluster. However, this cluster may be required as part of the Olympic Legacy plans.	Cluster should have designation changed from DEA to SEL, apart from northeast part surrounding trunk road which should be removed from designation (open space). The site meets criteria listed for an SEL as it has a large amount of B class land, mostly industrial uses, with firms not placing a high premium on environmental quality. Also close to the national road network. Employment Development designations should be designated as Opportunity Areas. However, this site may be required as part of the Olympic Legacy plans.
60	Millfields Road	PEA	Good development potential for whole of site. Whole of site identified in UDP for employment development and could be developed as either mixed use with an employment component or residential. However, this site has been identified by LBH as a waste disposal plant and so no opportunities exist	Whole of site identified in UDP for employment development and could be developed as either mixed use with an employment component or residential, due to its relatively marginal location and surrounding land uses. However, this site is required by LBH as a waste processing centre so no opportunities exist.	Cluster to be removed from New Employment Development designation as LBH requires the site for waste processing centre.
61	Lower Clapton Road South	TC	Most of site developed and in use - reasonable condition too	No change	No changes to Town Centre designation. One site outside of the cluster was assessed as part of the survey
62	Chatsworth Road	LC	No change	No change	No changes to Local Centre designation. One site outside of the designation was assessed as part of the survey
63	Tilia Street	PEA	Few other employment uses in close vicinity. Neighbouring development site redeveloped for housing. 'Lock up' workshops to west of site have potential to be redeveloped for employment (small business start up units) but will have to be mindful of neighbouring residential uses.	Few other employment uses in close vicinity. Neighbouring development site redeveloped for housing. 'Lock up' workshops to west of site have potential to be redeveloped for employment (small business start up units) but will have to be mindful of neighbouring residential uses.	Designate Cluster as a PEA and an Opportunity site. Site is small but provides valuable small starter units and could be redeveloped to provide higher quality start up units. Remove Employment Development designation east of B. Now residential.
64	Downs Road	LC	Area appears to function to an adequate level as an A3 retail/residential area.	Area appears to function to an adequate level as an A3 retail/residential area.	No change to existing Local Shopping Centre designation. One site outside of the designation was assessed as part of the survey.
65	Theydon Road	PEA	No change. J,K and L are large sites that have a great deal of potential. However, existing planning permissions apply to these sites and so no opportunity exists	Sites J,K and L are vacant and is a large site that has a great deal of potential. However, existing planning permissions already exist at these sites and so no opportunity site should be designated	Sites A-I should be designated as PEA along existing DEA boundaries. Site J is vacant land but has existing Planning Permission for mixed use. K&L also subject to redevelopment proposals. PEA boundary to change according to form of new proposals.
66	Upper Clapton Road	LC	No change. A and B require re-occupation of offices.	No change except re-occupy vacant floorspace at A&B	No change to Local Centre designation. One site outside the designation was assessed as part of the survey
67	Stoke Newington High Street	TC	Mainly no change necessary. Marketing is maybe needed for site N & I so as to reoccupy vacant floorspace.	No change	No change to Town Centre designation. 4 sites outside the designation were assessed as part of the study
68	Cazenove Road	TC	No change necessary.	No change	No change to Town Centre designation
69	Belfast Road	PEA	No change necessary A-I. Must ensure that live/work units are not exclusively used for residential.	No change	PEA to follow existing DEA boundaries
70	Stamford Hill	LC	No change	No change	No change to existing Local Centre designation
71	Maple Close	PEA	The site is currently underutilised and has clearly declined considerably along with demand for wharfage. Site could be developed as employment led mixed use, or as a small business park. However, access to the site, through residential backstreets, could be a problem. Residential development is also possible although not recommended due to the findings of the employment floorspace demand assessment.	The site is currently underutilised and has clearly declined considerably along with demand for wharfage. Site could be developed as employment led mixed use, or as a small business park. However, access to the site, through residential backstreets, could be a problem.	Cluster to be designated as PEA along existing DEA boundary. Whole of cluster should be marked as an opportunity site, intended for employment led mixed use.
72	Blackstock Road	LC	All sites occupied and no more scope for development	No change	No change to existing Local Centre designation
73	Red Square	PEA	Sites D,E,J appear vacant - should be filled as office employment uses. A,B,F,G,H,I - no change: high quality, predominantly new units. B,H,I are live work units. These must be enforced as retaining a degree of employment and not sold exclusively as residential	Sites D,E,J appear vacant - should be reoccupied as office employment uses.	Cluster to be designated as PEA - to follow existing DEA boundaries
74	Stoke Newington Church St	LC	Little space for expanding employment uses. Area predominantly occupied by retail and residential which are likely to be more appropriate uses. Existing employment uses should be supported.	No change	No changes to Local Centre designation. 5 sites outside of the designation were assessed as part of the survey
75	Cufford Road	Other	No change necessary. Well kept streets & local environment.	No change	Other employment site.
76	Montgrove Road	Other	No change necessary	No change	Other employment site

Site No.	Cluster Name	Recommended Designation	Potential role	Justification of potential role	Suggested boundary/designation changes and justification
77	Woodbury Grove	Other	No scope for improvement	No change	Other employment site
78	Albian Road	Other	Only 1 unit in business cluster, little potential to make changes.	No change	Other employment site
79	Green Lane	Other	Overall most sites need no change (ADEF). Sites B & C reoccupation of existing premises.	Sites B & C need intensification of existing employment use	Other employment site
80	Fouldon Road	Other	Mainly no change for A. Site B needs to be re-occupied - at present it is vacant and above a retail unit (reaches over 2 premises). If no demand, there is potential to change upper floors to residential.	Site B needs to be re-occupied - at present it is vacant and above a retail unit (reaches over 2 premises). If no demand, there is potential to change upper floors to residential.	Other employment site
81	Stoke Newington Road	part PEA	The 3 storey vacant unit on site I could be converted into light industrial or office space with some refurbishment. Other sites are ok. Re-occupy vacant floorspace at L.	The 3 storey vacant unit on site I could be converted into light industrial or office space with some refurbishment.	Sites A,B,C,D,E,G should be grouped as one PEA. Sites I,L,M,J,K,O and A and B from cluster 104 should be grouped as one PEA. Both sites meet the criteria for a PEA, with smaller units and good access to the road network. Remove Employment Development designation from site L - should now be designated solely as a PEA. Designate site I as an Opportunity site. Sites F, H, N & P to be designated as an Other Employment Site
82	Amhurst Road	Other	No change except reoccupy building C with office employment use	No change	Other employment site
83	Amhurst Terrace	PEA	No change required to site	No change	Designate all buildings A-F as a PEA. Cluster meets criteria for PEA including cluster of B class uses
84	Andre Street	PEA	No change to railway arches as all functional & occupied. The quality of site I is poor and has potential to be redeveloped for more intensive employment use.	The quality of site I is poor and has potential to be redeveloped for more intensive employment use.	Designate all buildings A-I as a PEA. Cluster meets criteria for a PEA including cluster of B class uses and small unit provision. Designate site I as an Opportunity site - quality of building stock is poor and has potential for redevelopment
85	Marcon Place	Other	No change if site C is currently occupied - was not clear at time of survey. If site C is vacant, possible potential to use site for employment use. Site is in good location, right next to Hackney Downs station, and so a change from industry to office use may be possible. This may only be enabled through a housing component and so the site could be employment-led mixed use.	If site C is indeed vacant, the site should become employment-led mixed use with a significant office component. This is to take advantage of the good location and to try to move the balance of employment away from industry to offices. This may only be enabled by including a residential component.	Other employment site
86	Southwold Road	Other	No change necessary	No change	Other employment site
87	Prout Road	PEA	No changes necessary	No change	Cluster (just sites B,C and D) to be given PEA designation. These sites represent a relatively large amount of B class uses.
88	Atterton Rd	Other	In the long term, location within residential/retail area may make a mix-use development with employment component more appropriate than expansion of employment land, although could support commercial premises. However, no specific opportunities for develop currently exist.	Location, within residential/retail area may make a mix-use development with employment component more appropriate than expansion of employment land, although could support commercial premises.	Other employment site
90	Furrow Lane	Other	No change, although A could be developed as street level retail with 2 floors of office above.	No change, although A could be developed as street level retail with 2 floors of office above. Currently a vacant pub	Other employment site
91	Darnley Road	Other	Preset use is suitable for continued use.	No change	Other employment site
93	Brookfield Road	Other	Site A is adequate in present employment use. Site B is currently vacant and could be adapted for mixed-use development with retail on ground floor and either residential or employment use above.	Site B is vacant and has potential to be adapted for mixed-use development with retail on ground floor and either residential or employment use above.	Other employment site
95	Chamond R.D.	Other	No change	No change	Other employment site
96	Haggerston Road	Other	No change	No change	Other employment site
97	De Beauvoir Road	PEA	Overall the site are ok. Site A looks vacant and has potential to be developed as studio/ workshop use of a similar character as neighbouring b-class occupiers.	Site A looks vacant and has potential to be developed for studio/ workshop use of a similar character as neighbouring b-class occupiers.	Designate sites A-I as a PEA. Cluster meets criteria including cluster of B class uses and provision of small units
98	Bevenden Street	PEA	No change to E, C or A. F is currently vacant, has poor building stock and could become an employment led, mixed-use site. Housing was also considered for this site but, in the light of the B class floorspace demand assessment, is not recommended. Sites B and D are currently in use but site area looks to be under utilised. At present these sites have potential to be assembled for employment-led mixed-use development.	No change to E, C or A. F is currently vacant, has poor building stock and could become an employment led, mixed-use site. Housing was also considered for this site but, in the light of the B class floorspace demand assessment, is not recommended. Sites B and D are currently in use but site area looks to be under utilised. At present these sites have potential to be assembled for employment-led mixed-use development.	Designate all of cluster as PEA. Site meets criteria including cluster of B class uses
99	Hackney Road	Other	Vacant sites behind C, to west of Scawl Street, could be developed as mixed use with an office employment component	Vacant sites behind C, to west of Scawl Street, could be developed as mixed use with an office employment component	Other employment site.
100	Pitfield Street	PEA	No change except re-occupy B&E with office employment use.	No change except re-occupy B&E with office employment use.	Designate whole of cluster as PEA. Site meets criteria including cluster of B class units
101	Lea Bridge Road	PEA	Units B & C are in particularly poor condition and could be redeveloped as small industrial units or as mixed use with office component. However, the entire cluster has potential to be redeveloped for mixed use with employment component.	Entire cluster has poor environmental quality with poor building stock. Scope to redevelop entire cluster to accommodate employment uses with some residential	Designate all of cluster as PEA and as an opportunity site for employment led mixed use. Cluster of B class uses and smaller units makes PEA designation possible but site is generally in poor condition and could be developed as employment led mixed use
102	Beatty Road	Other	A - Potential for redevelopment or conversion for mixed-use or housing.	Potential for redevelopment or conversion for mixed-use or housing.	Other employment site
103	Rendelsham Road	Other	No change	No change	Other employment site
104	Somerford Grove	part PEA	Large area of warehousing/studio space vacant at site B. Currently in process of restoration. May be suited to mixed use with an employment component (either office or workshops).	Large area of warehousing/studio space vacant at present at B. Currently in process of refurbishment. May be suited to mixed use with an employment component (either office or workshops).	Both buildings to form PEA with buildings L, M, I, J, O, K from cluster 81
106	East Bank	Other	In working use and no more suitable space for development. Should Royal Mail vacate site, there is potential for continued employment use (small starter units) or employment-led mixed-use.	No change	Other employment site
108	Shacklewell Green	Other	No change	No change	Other employment site
107	Trafalgar Mews	PEA	Units appear to be fully let and modern. No scope for expansion	No change	Whole cluster to be given PEA designation. Contains a number of small start up units.
108	Flandersway/Morning Lane	PEA	No change to A,B,D,E C- potential for redevelopment of vacant, derelict building to office employment use.	C- potential for redevelopment of vacant, derelict building to office employment use.	Designate whole cluster as PEA. Site meets criteria for PEA including cluster of B class uses
109	Southgate Road/Canal Walk	PEA	Large housing development in progress to centre of site. Could develop mixed uses with employment component at sites A,B and E	A&B - sites could be developed to include mixed uses with an employment component. Currently part vacant with poor building stock. Site E could also be developed into mixed use with an employment component - currently vacant with poor building stock.	Designate whole cluster as PEA. Site meets criteria for PEA. Designate buildings A&B as Opportunity Site. Designate building E as Opportunity Site Site B is a cluster of small units which should be given PEA designation to protect them from future housing development. Site A is in B class use. Designate whole cluster as a PEA
110	Shacklewell Lane	PEA	No change	No change	Other employment site

Appendix D - Part B Employment Floorspace and Opportunities by Sub Area

Sub Area	Total employment (B class + Sui Generis) (m2) (A)	Vacant Floorspace suitable for re-occupation (m2) (B)	Total Vacant Floorspace (m2) (C)	Employment floorspace yield from premises suitable for redevelopment / intensification (m2) (D)	Premises suitable for redevelopment for employment led mixed use (m2) (E)	Employment floorspace yield from premises suitable for redevelopment for employment-led mixed use (m2)(F)*	Vacant Opportunity Land (ha) (G)	Employment floorspace yield from vacant opportunity land (m2) (H)**	Total Employment Floorspace potential (B+D+F+H) (m2)
Former DEAs									
Shoreditch	548762	91432	121348	17252	11479	5740	4.766	44089.2	158513
City Road	174435	10480	15288	1612	19858	9929	0.466	4310.5	26332
Canal Side	85410	30992	31992	0	2404	1202	0.571	5281.75	37476
Kingsland	88997	6475	11429	9363	1084	542	0.000	0	16380
Dalston	60453	7463	17170	540	3467	1734	0.685	6336.25	16073
Mare Street	113984	7082	24265	3184	12123	6062	0.240	2220	18548
Homerton	53480	2278	2714	436	0	0	0.000	0	2714
Hackney Wick	136066	17623	20319	2696	0	0	7.224	66822	87141
Other	172353	2959	25232	4711	4299	2150	0.000	0	9820
Total for all Former DEAs	1433940	176784	269757	39794	54714	27357	13.952	129059.7	372994
Town Centres									
Dalston	29386	2332	6961	1741	1656	828	0.000	0	4901
Hackney	63503	340	892	0	0	0	0.000	0	340
Stoke Newington	26632	344	344	0	0	0	0.000	0	344
Total for all Town Centres	119521	3016	8197	1741	1656	828	0.000	0	5585
Total for Other clusters	62711	9559	15030	0	2180	1090	0.097	897.25	11546
Total for Town Centres and former DEAs	1553461	179800	277954	41535	56370	28185	13.95	129059.7	378579
Total for all Clusters	1616171	189359	292984	41535	58550	29275	14.05	129956.95	390125

The sub areas are made up of the following clusters:

Former DEAs

Shoreditch

1-Pindar Street, 2-Clifton Street, 3-Worship Street (west), 4-Luke Street, 5-Holywell Street, 6-Scrutton Street, 7-Leonard Street, 8-Mark Square, 9-Shoreditch High Street, 10- Phipp Street, 11-Worship Street (east), 12-Folgate Street, 13-Norton Folgate, 14-Commercial Street, 15-Boundary Street, 16-New Inn Yard, 17-Rivington Street, 18-Great Eastern Street, 19-Charlotte Road, 20-Willow Street, 21-Tabernacle Street, 22-Cremer Street, 23-Waterson Street, 24-Shenfield Street, 25-Hoxton Square, 100-Pitfield Street

City Road

26-East Road (Shoreditch), 27-Provost Street, 28-Britannia Walk , 29-Westland Place, 98-Bevenden Street

Canalside

30-Wenlock Road, 31-Eagle Wharf

Kingsland

33-Orsman Road, 34-Laburnum Street, 35- Hertford Road, 36-Acton Mews, 37-Arbutus Street, 38 - Kingsland Rd

Dalston

41- Dalston Lane, 81-Stoke Newington Road, 104-Somerford Grove, 110-Shacklewell Lane

Mare Street

45- Sheep Lane, 46-Exmouth Place, 47-London Lane, 48-Tudor Road

Homerton

51-Morning Lane, 54-Digby Road, 108-Flanders Way/Morning Lane

Hackney Wick

57-White Post Lane, 58-Waterden Road (south), 59-Waterden Road (north)

Other

55-Kings Mead Way, 56-Lee Conservancy Road, 63-Tilia Street, 60-Millfields Road, 65-Theydon Road, 69-Belfast Road, 71-Maple Close, 73-Red Square, 83-Amhurst Terrace, 84-Andre Street, 87-Prout Road, 97-De Beauvoir Road, 101-Lea Bridge Road, 107-Trafalgar Mews

Town Centres

Dalston

39- Tottenham Road, 40-Forest Close, 42-Stanborough Passage, 43-Birkbeck Mews

Hackney

49-Mare Street, 50-Valette Street, 61-Lower Clapton Road (south)

Stoke Newington

67-Stoke Newington High Street, 68-Cazenove Road

*Assumes yield of 50% for wholly employment uses. The column is therefore calculated by dividing the floorspace suitable for employment-led mixed use (column E) in half. Column includes some existing floorspace which is currently occupied but has potential to be developed for mixed use.

**Assumes 50% of vacant land dedicated to wholly employment uses, developed at plot ratio of 185%