

Abbey Road Regeneration:

Clarification on Employment Numbers

1. This note is intended to provide clarification on the potential employment that could be supported by the Abbey Road redevelopment, as applied for in July 2013 (App Ref: 2013/4678/P). This note is intended to supplement Section 5 of the Abbey Road Economic Report that was written by Quod and submitted alongside this application.

2. The scheme proposes the following floorspace:

“... up to 522.5 sq m (GEA) of retail floorspace (Class A1) and 1,165 sq m (GEA) of flexible commercial floorspace (to include Classes A1-A5 and B1), up to 2,500 sq m (GEA) of community and health uses (Class D1)...”

3. For the purposes of the assessment of employment, and set out in Table 4.1 of the Planning Statement, it has been assumed that this would include:

- A supermarket (A1) of 522.5sqm GEA
- 1,163.9sqm GEA of flexible retail/commercial (A1-A5/B1)of which it has been assumed:
 - 398.9sqm GEA of flexible A1-A5/B1 space would come forward in Phase 1
 - 120sqm GEA of B1 would come forward in Phase 3; and
 - 645sqm GEA of flexible A1-A5/B1 space would come forward in Phase 3.

[This should correlate with the information in para 5.2 of the Quod Report]

- 2,500sqm GEA of community use

[This should be considered to be a correction to the information in para 5.2 of the Quod Report]

4. The projected employment for the supermarket, 645sqm of flexible retail/B1 space in Phase 3 and the community space was calculated using the standard densities set out in the HCA guidance, as set out in the table below.

Use	GEA	Assumed GIA or NIA	Density	FTE
Supermarket	522.5	407 NIA	17	24
Flexible A1-A5/B1	645	504* NIA	19**	27
Community	2,500		36***	64***
Total				115

*based on 78% GEA to NIA

** based on worst case/lowest scenario (if B1, this would be higher)

***based on calculations set out in the HASC Appointment of Consultant

5. This calculation was done before the GIA of the community use was known by Quod, so an assumption of GEA to GIA was made. Should the community use come forward to the GIA set out in the Planning Statement, this would reduce the amount of employment supported by community use to 41, thus reducing the total amount employment supported by these aspects of the development to 92, down from 115.
6. The remaining 519.9sqm of A1-A5/B1 floorspace was assumed to be utilised as flexible workspace and for the use of the Abbey Road Co-Op offices.
7. Based on information provided as part of the 103 Camley Street Operational Method Statement (s106 agreement) and information gathered from the potential partners at the Abbey Hive (as set out in detail in Paras 5.10-5.12 of the Quod report) it was envisaged that the flexible floorspace would provide incubation space for start-up companies along the model described in Box 3.1 and 3.2 of the report. The nature of this type of workspace means that some people may access space for only few days or a few hours per week. Based on this model, it is estimated that 170 people (as sole traders or as employees of micro-enterprises) could access the facility over a period of 12-18 months. Based on standard office densities, the Abbey Co-Op space would support 8 FTE jobs.
8. Should this 519.9sqm of floorspace come forward as standard serviced offices, it could support circa 34 FTE office jobs, including the Abbey Co-Op employees.

This information is summarised in the table below:

Use	Jobs
Supermarket	24 FTE
Flexible A1-A5/B1	27 FTE
Community	41 FTE
Flexible workspace as subscription based hub	170 people accessing facility every 12-18 months + 8 FTE at the Abbey Co-Op
Flexible workspace coming forward as standard serviced offices	34 FTE