

Introduction

Town FOCUS Report on Brentwood

Report Produced 06/01/2011

District (LA):

Brentwood

County:

Essex

Brentwood is an affluent commuter town situated 25 miles north east of London and 12 miles of south west Chelmsford in the county of Essex. The town benefits from excellent communications linking to the A128 and A12. The A12 provides access to junction 28 of the M25 motorway. Rail services to London Liverpool Street are available in approximately 40 minutes. Major facilities include Bay Tree Shopping Centre.



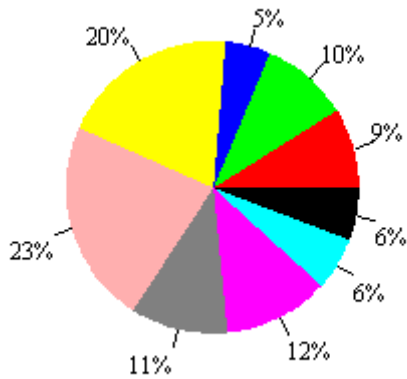
Demographic

	Urban Area	District	GB
Population			
Resident 2001	47,593.0	68,456	57,103,927
Resident 1991	49,423	70,597	54,888,844
Resident 1981 (1981 not directly comparable to 1991 and 2001)	51,212	71,931	53,556,911
Households			
2001 Total	20,407.0	28,839	23,852,721
1991 Total	19,914	27,860	21,897,322
Population within 10km of Centre		305,173	(1994 estimate)
Population within 20km of Centre		1,494,706	(1994 estimate)

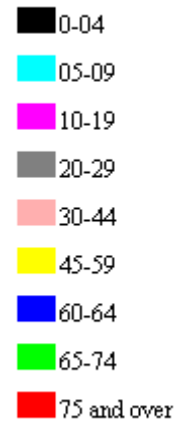
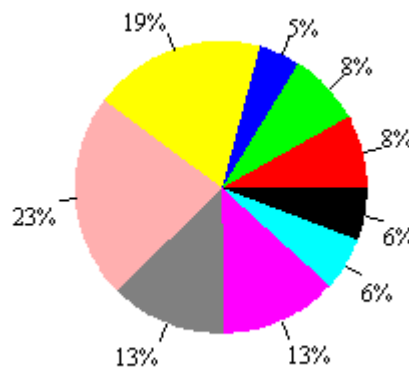
	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
% Total Population Male	48.3	48.22	48.5	48.66	48.6	48.42
% Total Population Female	51.7	51.78	51.5	51.34	51.4	51.58

Note: Care must be taken when interpreting intercensal population change, as there have been changes in definition between 1991 and 2001, and the 2001 counts have been adjusted to account for under-enumeration.

UA 2001 Age Structure



GB 2001 Age Structure

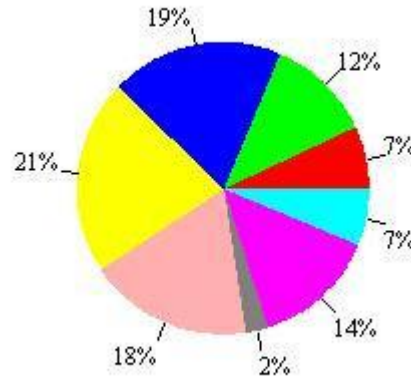
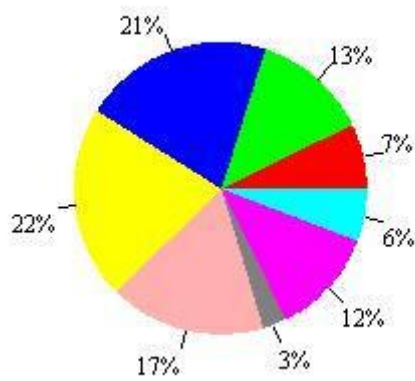


2001 Census Data - Population by Age

Age (%)	Urban Area	District	GB
0-04	5.6	5.3	5.9
05-09	6.0	6.1	6.3
10-19	11.7	12.0	12.8
20-29	11.1	10.0	12.6
30-44	22.7	22.1	22.6
45-59	19.6	20.7	19.0
60-64	5.0	5.4	4.9
65-74	9.5	9.8	8.4
75 and over	8.9	8.6	7.5
All Ages	47,593.0	68,456	57,103,927

UA 1991 Age Structure

GB 1991 Age Structure



Age Structure 1991 (%)

	Urban Area	District	GB
0 - 4	5.9	5.7	6.6
5 - 15	11.8	12.3	13.5
16 - 17	2.5	2.6	2.5
18 - 29	17.2	16.5	18.2
30 - 44	21.5	21.5	21.2
45 - Pensionable age	21.0	22.4	19.3
Pension - 74	12.7	12.2	11.7
75 and Over	7.3	6.9	7.0

Socio-Economic

Mosaic Consumer Classifications

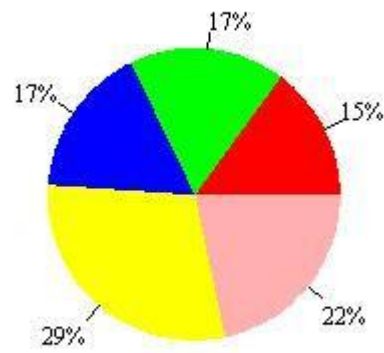
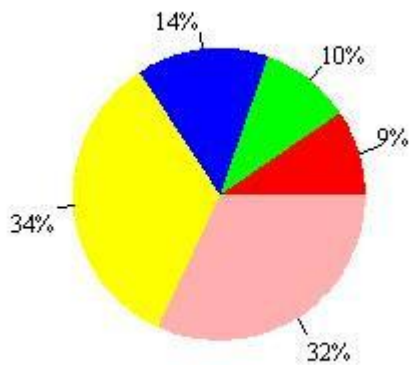
	Urban Area	GB
Symbols of Success	25.79	9.70
Happy Families	4.05	11.64
Suburban Comfort	26.59	14.69
Ties of Community	4.34	16.36
Urban Intelligence	11.89	7.35
Welfare Borderline	1.94	6.16
Municipal Dependency	0.60	6.73
Blue Collar Enterprise	8.85	11.08
Twilight Subsistence	5.49	3.26
Grey Perspectives	9.69	7.36
Rural Isolation	0.00	5.32
Unclassified	0.76	0.33

Note: A brief definition of each consumer group can be found in the Notes section.

Source: Mosaic UK, Experian Ltd, Embankment House, Electric Avenue, Nottingham, NG80 1EH (Tel. 0115 968 5151)

Urban Area Class Groupings 2001

GB Area Class Groupings 2001



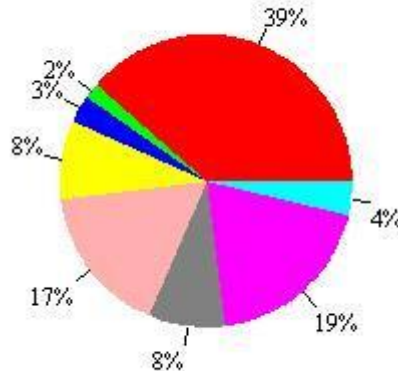
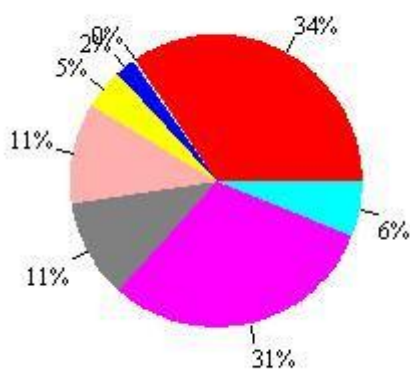
- AB. Higher and intermediate managerial/administrative/professional
- C1. Supervisory clerical junior managerial/administrative/professional
- E. On state benefit unemployed lowest grade workers
- D. Semi-skilled and unskilled manual workers
- C2. Skilled manual workers

Class Groupings 2001 (%)

	Urban Area	District	GB
AB. Higher and intermediate managerial/administrative/professional	32.1	31.60	21.70
C1. Supervisory clerical junior managerial/administrative/professional	33.8	33.90	29.40
E. On state benefit unemployed lowest grade workers	14.4	14.30	16.60
D. Semi-skilled and unskilled manual workers	10.3	10.20	17.20
C2. Skilled manual workers	9.4	10.00	15.10

Urban Area Class Groupings 1991

GB Area Class Groupings 1991



- I
- II
- III Non-manual
- Manual
- IV
- V
- Other
- Econom. Inactive

Class Groupings 1991 & 1981 (%)	Urban Area		District		GB	
	1991	1981	1991	1981	1991	1981
	I	6.0	8.4	5.7	6.7	4.1
II	30.4	29.5	31.0	27.7	18.9	18.8
III Non-manual	10.9	14.2	10.5	12.5	8.3	9.1
Manual	11.0	20.7	12.1	17.5	16.4	26.2
IV	4.5	6.8	4.4	7.0	8.4	12.2
V	2.3	2.1	2.3	1.9	2.9	4.1
Other	0.2	1.0	0.8	1.0	1.6	2.4
Econom. Inactive	34.1	17.2	32.8	25.7	38.3	22.7
Unclassified	0.6	n/a	0.4	n/a	1.1	n/a

Car Ownership (%)	Urban Area			District			GB	
	2001	1991	1981	1991	1981	2001	1991	1981
		Households with no car (%)	18.5	22.1	25.4	16.0	19.2	22.4
1 Car	46.6	45.8	50.1	43.8	43.7	48.4	43.8	45.1
2 Cars +	28.0	32.2	24.5	31.2	37.1	29.2	23.1	15.5
3 Cars	5.3	N/a	N/a	6.6	N/a	N/a	4.4	N/a
4 Cars +	1.7	N/a	N/a	2.4	N/a	N/a	1.3	N/a
Cars per Household (no. of cars)	1.3	1.2	1.0	1.4	1.3	1.1	1.1	0.9

Household Tenure (%)	Urban Area			District			GB	
	2001	1991	1981	2001	1991	1981	2001	1991
		Owner Occupier	77.3	76.5	66.7	79.0	78.8	70.1
Rented	13.1	14.6	23.4	11.7	12.8	20.4	19.9	21.4
Private Rented	6.9	5.7	6.2	7.3	5.4	6.0	9.6	7.1
Other Housing	2.6	3.2	3.5	2.0	3.1	3.5	2.2	5.1

Economy

Employment Profile(%)	Urban Area		District		GB	
	2001	1991	2001	1991	2001	1991
Note: 16-74 for 2001, but 16-64 for 1991*						
Male 16 - 74 Full Time * (active)	56.5	66.2	54.1	63.5	49.6	60.3
Male 16 - 74 Part Time * (active)	3.0	3.3	3.1	2.3	4.7	2.1
Male 16 - 74 Self Employed * (active)	13.5	14.3	15.4	15.7	11.3	13.1
Male 16 - 74 Unemployed (active)	2.4	N/a	2.3	N/a	4.2	N/a
Male 16 - 74 Full-time student(active)	2.0	N/a	2.0	N/a	2.5	N/a
Male 16 - 74 Retired (inactive)	13.6	N/a	14.3	N/a	12.1	N/a
Male 16 - 74 Student (inactive)	3.1	N/a	3.1	N/a	4.7	N/a
Male 16 - 74 Looking after home (inactive)	0.5	N/a	0.5	N/a	1.7	N/a
Male 16 - 74 Permanently disabled (inactive)	3.5	N/a	3.3	N/a	6.3	N/a
Male 16 - 74 Other (inactive)	1.9	N/a	1.8	N/a	2.9	N/a
Note: 16-74 for 2001, but 16-64 for 1991*						
Female 16 - 74 Full Time * (active)	33.0	40.9	31.1	37.9	19.8	36.2
Female 16 - 74 Part Time * (active)	20.2	24.0	20.4	21.8	30.0	21.9
Female 16 - 74 Self Employed * (active)	4.4	3.7	4.9	4.3	4.3	4.0
Female 16 - 74 Unemployed (active)	1.5	N/a	1.4	N/a	2.5	N/a
Female 16 - 74 Full-time student(active)	1.9	N/a	2.0	N/a	2.8	N/a
Female 16 - 74 Retired (inactive)	17.0	N/a	17.6	N/a	15.5	N/a
Female 16 - 74 Student (inactive)	2.9	N/a	2.9	N/a	4.6	N/a
Female 16 - 74 Looking after home (inactive)	13.6	N/a	14.1	N/a	11.7	N/a
Female 16 - 74 Permanently disabled (inactive)	3.2	N/a	3.1	N/a	5.1	N/a
Female 16 - 74 Other (inactive)	2.4	N/a	2.4	N/a	3.6	N/a

Note: Data marked N/a = Not Available

Claimant Count Unemployment Rate (%)

	TTWA	GB
Apr-10	4.5	4.3

Jan-10	4.5	4.5
Oct-09	4.6	4.3
Jul-09	4.4	4.3
Apr-09	4.2	4.3
Jan-09	3.4	3.5
Oct-08	2.9	2.7
Jul-08	2.6	2.4
Apr-08	2.6	2.3
Jan-08	2.6	2.3
Oct-07	2.7	2.2
Apr-07	3.1	2.6
Jan-07	3.2	2.5
Oct-06	3.3	2.6
Jul-06	3.3	2.7
Apr-06	3.4	2.7
Jan-06	3.3	2.6
Oct-05	3.3	2.4
Jul-05	3.2	2.4
Apr-05	3.2	2.4
Jan-05	3.1	2.4
Oct-04	3.1	2.2
Jul-04	3.2	2.3
Apr-04	3.3	2.5
Jan-04	3.3	2.6
Oct-03	3.3	2.4
Jul-03	3.5	2.6
Apr-03	3.5	2.6
Jan-03	3.4	2.7
Oct-02	3.4	2.5
Jul-02	3.4	2.6
Apr-02	3.4	2.7
Jan-02	3.3	2.8
Oct-01	3.1	2.5
Jul-01	3.1	2.6
Apr-01	3.1	2.7
Jan-01	3.3	2.9

Claimant count data are © Crown Copyright and are reproduced with the permission of the Controller of HMSO and the Queen's Printer for Scotland. Claimant Count Unemployment Rates for UK towns and GB figures, excluding London Boroughs are supplied by ONS.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64).

Copyright © Greater London Authority, 2007. Claimant Count Unemployment Rates for London Boroughs are supplied by GLA (excluding GB figure). Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force.

Employment by Sector

TTWA		District		GB	
2001	1991	2001	1991	2001	1991

Main Sectors

Manufacturing Industries	9.9	21.2	10.0	20.9	14.8	21.2
Primary Industries	0.8	3.1	1.2	3.3	1.9	3.3
Construction	6.5	3.0	7.1	3.4	6.8	4.5
Hotels & Catering (*)	3.2	*23.1	3.3	*22.8	4.8	*21.5
Transport & Communication	6.3	7.0	6.2	6.9	7.0	6.1
Banking, Finance & Business Services	31.9	14.1	30.6	12.3	17.5	12.1
Other Services	23.9	28.4	23.2	30.4	23.9	31.2
Utilities	0.3	N/a	0.4	N/a	0.8	N/a
Public Admin & Defence	4.7	N/a	4.6	N/a	5.8	N/a
Retail (*)	12.5	*13.4	13.3	*12.7	16.6	*10.7

Note I: Data marked N/a = Not Available

(*) **Note II:** % for 1991 not directly comparable

(*) **Note III:** for further explanation of non-comparable sectors, see Notes at end of Report

Main Employers

Company Name	Size/Staff Number	Activity
Mellon International	600	Banks & Financial Institutions
Insure	500	
Blood	400	
Sainsbury'S Supermarkets Ltd	400	Supermarkets
Brentwood Borough Council	350	Councils
Countryside Properties Plc	350	Property Development
Ford Credit Europe Plc	320	Credit & Finance Companies
Equity Red Star	300	
Tm Retail	300	Newsagents
Bupa Hartswood Hospital	275	Hospitals
Chep Uk Ltd	250	Pallet & Case Makers
Shenfield High School	250	Schools & Colleges
O C E Uk Ltd	200	Photocopiers
Frizzell	200	Insurance - Other
Sawyers Hall College Of Science & Technology	200	Schools & Colleges
Anton Group	200	Printers' Services
Highway Motor Policies At Lloyds	200	Underwriters

Source: Experian (July 2006)

Note: This is a guide to the main employers, from information available - in some cases, no staff numbers are given. Where possible, a maximum of 20 employers are shown

Commercial Property Guide to Prime Rents

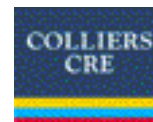
Retail ZA	-Jun 09	£ 65.00 psf
	-Jun 08	£ 80.00 psf
	-Jun 07	£ 75.00 psf
	-Jun 06	£ 75.00 psf
	-Jun 05	£ 75.00 psf
	-Jun 04	£ 75.00 psf
	-Jun 03	£ 65.00 psf
	-Jun 02	£ 65.00 psf
	-Jun 01	£ 65.00 psf

-Jun 00	£ 65.00 psf
-Jun 99	£ 65.00 psf
-Jun 98	£ 50.00 psf
-Jun 97	£ 45.00 psf
-Jun 96	£ 45.00 psf
-Jun 95	£ 45.00 psf
-Jun 94	£ 50.00 psf
-Jun 93	£ 50.00 psf
-Jun 92	£ 60.00 psf
-Jun 91	£ 45.00 psf
-Jun 90	£ 60.00 psf
-Jun 89	£ 60.00 psf
-Jun 88	£ 55.00 psf
-Jun 87	£ 55.00 psf

Retail ZA Chart:

Source Retail Zone A Rental data is supplied by Colliers CRE, 9 Marylebone Lane, London W1U 1HL (Tel 020 7935 4499; Fax 020 7409 3124) www.collierscre.com

Note: These retail rents are based upon Colliers CRE's opinion of open market Zone A rents. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch and have been arrived at by adopting zone sizes standard for the location. Also refer to Notes at the end of this report.



Residential Property

No residential data available for this town

Retailing

Chart of Number of Requirements by Date

Retail Demand (extracted from Retail FOCUS)		
No. of Requirements	Ranking (1st highest)	Date
23	146	Jan 10
25	138	Apr 09
28	143	Jan 09
63	105	Oct 07
59	111	Apr 07
57	121	Oct 06
64	102	Apr 06
62	116	Oct 05
57	133	Apr 05
58	115	Oct 04
58	105	Apr 04
59	117	Oct 03
51	125	Apr 03
50	133	Oct 02
35	182	Apr 02

35	175	Oct 01
34	174	Apr 01
36	163	Oct 00
35	160	Apr 00
29	186	Oct 99
28	209	Apr 99
30	176	Oct 98
31	174	Apr 98
27	186	Oct 97
24	182	Apr 97
28	159	Nov 96
24	173	Apr 96
23	188	Jul 95
12	269	Feb 95
20	176	Jun 94
20	173	Jan 94
21	171	Jun 93
23	158	Aug 92
34	139	Oct 91
39	153	Feb 91

**Retail Developments
Name**

Bay Tree Shopping Centre

Type

Shopping Centre

Size

75,000 square feet
6,970.0 square metres

Opened

1976

Anchor Tenant

John Menzies

Anchor Tenant

Mothercare

Anchor Tenant

Somerfield

Developer

John Laing Developments Plc

Letting Agent

Colliers CRE

Letting Agent

Jackson Criss

Managing Agent

CB Richard Ellis

Owner

Bank of Scotland

Owner

O Twelve Estates Ltd

Updated

16-Apr-07

Notes

Halladale Group Plc ("Halladale"), the UK property co-investment, trading and development company, announces the disposal of The Baytree Centre ("Baytree") in Brentwood, Essex, to property fund O Twelve Estates Ltd for £41.6 million. The price reflects a net initial yield of 4.78 per cent. (Halladale Website 16.04.07) Tenants include Fitness First, WH Smith Bon Marche, The Fragrance Shop, Holland & Barrett, Orange, Tchibo, Julian Graves and The Natural Healing Company. (Centre Website 11/01/06) The centre had an extensive makeover in time for Christmas 2005, costing £10 million. (Centre Website. 11/01/06) Pre-lets are the 200,000 sq ft development include JJB Sports, Wilkinson, Somerfield, Adams, Going Places, Early Learning Centre. (Scheme Particulars 02/03/05) Halladale is to redevelop the centre including converting former office space into 100 residential units. The work is estimated to be completed by summer 2005. (RW 11/06/04) Halladale Group plc announces the £9m acquisition from Brentwood Borough Council of two new long leasehold interests and an option to purchase the freehold interest in The Bay Tree Centre, and former office tower Becket House. As part of the deal, Halladale has agreed to surrender the original leasehold interest to the complex purchased from AXA Real Estate Investment Managers in Feb 2002. (Halladale Press Release June 04) Halladale has received planning consent for the refurbishment of the centre. Work is estimated to begin late 2003 with completion by autumn 2004. (EG 18/10/03) Halladale has submitted a planning application for the redevelopment and refurbishment of the centre. If granted work is anticipated to start by late 2003 with completion estimated for autumn 2004.

Halladale intend to rename the scheme the Bay Tree Centre. (RW 11/4/3)Halladale Ventures Ltd, a joint venture between Halladale and Bank of Scotland, has acquired the centre from AXA Real Estate Investment Managers for £7.25m. Included in the deal, which reflects a yield of 8.4%, is Becket House a vacant office building and an empty cinema unit. The buildings are to be refurbished and redeveloped to create a £40m scheme. (Bell Pottinger Press Release 22/02/02 & PW 01/03/02)Used to be known as Chapel High Shopping Centre.

Planning

District related Development Plans

Plan Name: Brentwood Borough Council - Ingatestone and Fryerning Village Design Statement

Current Status: Adopted

Action Date:

Last Updated: 28/06/10

Notes: Currently adopted as Interim Guidance Parish Plans and Village Design Statements the City Council gives help to Parishes with advice and adoption but the preparation and timetabling is down to the individual Parishes themselves.

Plan Name: Brentwood Borough Council - Site Specific Allocations

Current Status: Preparation Planned

Action Date:

Last Updated: 28/06/10

Notes: There has been slippage on this document due to delays in the Core Strategy and work is not expected to start until the Core Strategy has been submitted to Government Office - this is expected towards the end of 2011. Further timetable will be available when the Local Development Scheme has been revised.

Plan Name: Brentwood Borough Council - Local Plan

Current Status: Adopted

Action Date:

Last Updated: 28/06/10

Notes: Local Plan adopted 25 August 2005.

Plan Name: Brentwood Borough Council - Brentwood Town Centre

Current Status: Adopted

Action Date:

Last Updated: 28/06/10

Notes: Public Consultation on draft 16 December 2009 - 27 January 2010. Adoption was expected 10 March 2010 however it has been decided by full council that this is to be informally adopted as an evidence base document for the Core Strategy and will not be adopted as a Supplementary Planning Document.

Plan Name: Brentwood Borough Council - Essex Design Guide: The Urban Place Supplement

Current Status: Adopted

Action Date:

Last Updated: 28/06/10

Notes: Essex County Council and 9 districts and boroughs in Essex Braintree Brentwood Castle Point Colchester Epping Forest Harlow Rochford Tendring and Uttlesford have jointly prepared The Urban Place Supplement. Public consultation on draft 21 September - 2 November 2006. Adopted 13 March 2007. No Legal Challenges received.

Plan Name: Brentwood Borough Council - Planning Obligations and Development Contributions

Current Status: Preparation Planned

Action Date:

Last Updated: 28/06/10

Notes: No work has progressed on this document and the Council are unsure when any consultations will take place - A new timetable maybe available following the review of the Local Development Scheme.

Plan Name: Brentwood Borough Council - Core Strategy
Current Status: Under Preparation
Action Date: 01/09/10
Last Updated: 28/06/10
Notes: Informal Consultation December 2006 - 1 January 2007. Issues and Options consultation 11 November - 23 December 2009. Further Consultation expected September 2010 - A full timetable maybe available following the review of the Local Development Scheme.

Plan Name: Brentwood Borough Council - Urban Place
Current Status: Abandoned
Action Date:
Last Updated: 28/06/10
Notes: This document has been replaced by the Urban Place Supplement.

Plan Name: Brentwood Borough Council - Ingatestone and Fryerning Village Design Statement
Current Status: Approved
Action Date:
Last Updated: 28/06/10
Notes: Adopted as Interim Guidance in 2005.

Plan Name: Brentwood Borough Council - Local Development Scheme
Current Status: Approved
Action Date:
Last Updated: 28/06/10
Notes: Local Development Scheme came into effect on 11 October 2006. The revised Local Development Scheme was formally brought in to effect on 27 September 2007. The review of the Local Development Scheme has just begun but the council has no dates for submission or approval.

Plan Name: Brentwood Borough Council - Advertisement and Shopfront Guidance
Current Status: Adopted
Action Date:
Last Updated: 28/06/10
Notes: Public Consultation on draft 16 December 2009 - 27 January 2010. Adopted 10 March 2010.

Address: Brentwood District Council
Town Hall
Ingrave Road
Brentwood
CM15 8AY

Telephone / Fax Numbers: 01277 261111/01277 200152
Contact: Mr F G Iszatt
Head of Planning Services

Communications

Road: Located south of A12(T). London - 24 miles.
Rail: Brentwood to London Liverpool Street (30 mins).
Air: Southend Airport.

Nearby Centres	Road Distance (miles)	Travel Time (mins)	Population (Urban Area 1991)
Billericay	6	16	33,349
Basildon	10	20	100,935

Chelmsford	12	21	97,496
Southend on Sea	20	27	158,313

Reports

14/04/07 EG	09/04/05 EG	18/10/03 EG	19/09/03 PW	12/10/02 EG
13/10/01 EG	04/05/01 PW	29/10/99 PW	23/10/99 EG	24/10/98 EG
25/10/97 EG	18/07/97 PW	04/07/97 PW	05/04/97 EG	20/12/96 PW
20/04/96 EG	11/04/96 PW	28/10/95 EG	26/10/95 PW	20/05/95 EG
05/01/95 PW	29/10/94 EG	23/07/94 EG	25/03/94 ET	03/03/94 PW
03/07/93 EG	26/03/93 ET	18/03/93 CSW	24/09/92 CSW	31/07/92 ET
01/11/91 ET	02/11/90 ET	13/09/90 CSW	14/09/89 CSW	25/11/88 ET
20/11/87 ET	21/11/86 ET	11/09/86 CSW	06/06/85 CSW	

Legend

CSW - Chartered Surveyor Weekly

EG - Estates Gazette

ET - Estates Times

PW - Property Week

Notes

Mosaic Consumer Classifications

Mosaic Consumer Classifications are provided by Experian, the leading supplier of consumer segmentation. This dataset provides a picture of UK consumers in terms of their socio-demographics, lifestyles, culture and behaviour and is updated annually.

The definitions of the Mosaic Consumer Classifications are as follows:

Symbols of Success	People with rewarding careers who live in sought after locations, affording luxuries and premium quality products.
Happy Families	Families with focus on careers and home, mostly younger age groups now raising children.
Suburban Comfort	Families who are successfully established in comfortable, mature homes. Children are growing up and finances are easier.
Ties of Community	People living in close-knit inner city and manufacturing town communities, responsible workers with unsophisticated tastes.
Urban Intelligence	Young, single and mostly well-educated, these people are cosmopolitan in tastes and liberal in attitudes.
Welfare Borderline	People who are struggling to achieve rewards and are mostly reliant on the council for accommodation and benefits.
Municipal Dependency	Families on lower incomes who often live in large council estates where there is little owner-occupation.
Blue Collar Enterprise	People who, though not well-educated, are practical and enterprising and may well have exercised their right to buy.
Twilight Subsistence	Elderly people subsisting on meagre incomes in council accommodation.
Grey Perspectives	Independent pensioners living in their own homes who are relatively active in their lifestyle.
Rural Isolation	People living in rural areas where country life has not been influenced by urban consumption patterns.

Claimant Count Unemployment Rate

Travel To Work Area (TTWA) figures based on Manchester TTWA

The claimant count measures the number of people claiming Jobseeker's allowance (JSA) including those who sign on for National Insurance credits but receive no benefit but those unemployed people who fall outside the eligibility criteria for JSA are likely to be missed including women, young people and those living in higher income households.

Claimant Count Unemployment Rates for UK towns, excluding London Boroughs are expressed as a proportion of the resident working age population (females 16-59, males 16-64). The working age population figures are derived from the mid-year population estimates which are compatible with the 2001 Census. Before February 2003, Unemployment Rates were expressed as a proportion of the corresponding mid-year estimate of the workforce jobs in the area plus the number of claimants. Differences are mainly explained by the fact that the number of jobs in an area may be different from the resident population of working age as a result of:

- commuting patterns (which can work either way, the new proportions being higher than the old rates for some city areas, for example).
- different proportions of the resident population who are working or seeking work (i.e. differences in economic activity rates).

Claimant Count Unemployment Rates for London Boroughs are expressed as a proportion of the resident labour force. The resident labour force is based on 2001 census data on economic activity (economically active residents in that area at the 2001 census, excluding economically active full-time students) adjusted for changes in national economic activity rates between 2001 and the current year, and applied to the current years GLA ward population projections. Discontinuities are likely to occur when the January data is released each year because it is the first to incorporate the new labour force data for that year. In addition, data from February 2004 is not comparable with earlier data because it was the first to be released on the basis of 2002 ward geography rather than the old model which related to the size of the labour force as at 1991 and the older ward boundaries.

Office Rental Data

All data contained in the office rental report has been compiled by King Sturge LLP and is published for general information purposes only. Whilst every effort has been made to ensure the accuracy of the data and other material contained in this report, King Sturge LLP does not accept any liability (whether in contract, tort or otherwise) to any person for any loss or damage suffered as a result of any errors or omissions. The information, opinions and forecasts set out in the Report should not be relied upon to replace professional advice on specific matters and no responsibility for loss occasioned to any person acting, or refraining from acting, as a result of any material in this publication can be accepted by King Sturge LLP.

© King Sturge LLP June 2006

Retail Rental Data

The Colliers CRE Retail Rents Map and Database is based upon the company's opinion of the open market Zone A rent in 609 shopping locations in the UK. The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed as £ per square foot per annum. In the case of shopping centre locations where the rent payable is the greater of a base Rent (a percentage of Full Rental Value (typically 80%) or a percentage of turnover, the rental contained in the Rents Map and Database is Full Rental Value (ie. the grossed up Base Rent). In assessing it's opinion of the open market Zone A rent Colliers CRE only acknowledge the presence of shopping centres once completed and open to the public.

Neither the whole or any part of the Colliers CRE Rents Map and Database, or any reference thereto, may be included in any published document, circular or statement or disclosed in any way without the company's written consent to the form and context in which it may appear. The Rents Map and Database gives information which may be helpful in identifying trends in the retail property market. However, no warranty is given as to the accuracy of, and no liability is accepted in relation to, the figures contained in it and they must not be relied upon for investment or any other purposes. The Rents Map and Database does not constitute and must not be treated as investment, rent review, lease renewal or valuation advice.

© Colliers CRE - June 2006.

Colliers CRE is the principal business of Colliers CRE plc, and an independent affiliate of the worldwide Colliers International network. Colliers CRE plc is quoted on the Alternative Investment Market of the London Stock Exchange.

Employment sectors

Employment Sector variations between 2001 & 1991.

Hotels & Catering refers to 2001 but in 1991 it was Distribution, Hotels & Catering.

Transport Storage & Communications refers to 2001, but in 1991 it was just Transport & Communication.

Retail in 2001 includes Wholesale & Retail Trade and Repair of Motor Vehicles, whereas in 1991 it was Retail Distribution.

Planning Data

All Local & Structure Plan data is provided by Fusion Online Ltd which has been collected through regular contact with UK planning authorities.

The various stages of the planning process are assigned a status, these are;

Adopted: The document has been adopted by the council and is the referable document for planning purposes.

Approved: This is basically the same as the ADOPTED status, however we allocate an 'approved' status to documents that are reviewed each year. For example Local Development Schemes.

Under Preparation: The document is being worked on and is somewhere within the formal development plan process.

Preparation Planned: Work on the document has not yet began but is planned for the future.

Pre-Preparation: The council are carrying out informal evidence based work on the document.

On Hold: The document has been placed on hold.

Abandoned: The document has abandoned by the council.

Archive: This is normally used to house documents in excess of 10 years old on the system. However this status is currently not use

Produced by: CoStar UK Limited
40 Portman Square
London W1H 6LT

Telephone 020 7009 2900
Fax 020 7009 2801
Email Sales@costar.co.uk
Web www.costar.co.uk