

Office Space Methodology Paper for the Bradford City Centre Area Action Plan

2015 – 2030 Full Time Equivalent (FTE) Jobs Forecast

The Regional Economic Model breaks down employment forecasts into a number of industries / sectors. By analysing these industries / sectors, traditional office uses can be extrapolated in an attempt to forecast how many new FTE jobs will be created for this land use.

The following sectors have been classified as traditional office based employment:

Administrative & Supportive Service Activities
Computing & Information Services
Finance
Insurance & Pensions
Media Activities
Other Private Services
Professional Services
Public Administration & Defence
Real Estate

Between 2015 and 2030, approximately 9,100 jobs are forecast to be created in these sectors. The Council have made the assumption approximately 75% of all future office space will be focused in the City Centre. This equates to approximately 6,825 office based FTE jobs will need to be accommodated within the city centre over the next 15 years.

2015 – 2030 Office Floor Space Requirement

Policy B1 of the City Centre AAP currently states approximately 6,000 new jobs will be created within the City Centre within high quality office and flexible workspace over the plan period.

If an employment density of 1 FTE per 12m² is applied, approximately 72,000m² of net (85,000m² gross) additional office floor space is required.

Taking into account the vacancy office floor space figure, which is approximately 25,800m², the gross additional office floor space requirement is 59,200m².

Meeting the Office Floor Space Requirement

Through proposed allocations within the City Centre AAP, and other regeneration priorities, the Council is forecasting the delivery of approximately 76,000m² of gross additional floorspace of the next 15 years.

These include the following development schemes:

1 City Park	100,000
Jacobs Well	200,000
Interchange	40,000
Exchange Court	50,000
Former Yorkshire Water depot site	100,000
Job Centre Site	40,000
Little Germany (various)	30,000
Cathedral Point	15,000
Pine Street	15,000
Wider Furniture City Site	70000
Conditioning House	75,000
T and A building	80,000
TOTAL	815,000 ft ² 76,000m ²

76,000m² of additional office floor space is larger than the projected 59,200m² requirement. However, when taking account a number of factors such as:

- Vacant office floor space not returning to office use (former Provident Financial HQ now student accommodation);
- Occupied office floor space being developed for other uses (e.g. Arndale House [loss of 6,000m² office floor space] converted to apartments under Permitted Development Rights,); and
- Existing office sites being redeveloped into larger office accommodation (e.g. Jacobs Well currently 8500m²).

There is a need to over supply additional floor space to account for this.