

MAYOR OF LONDON

London Employment Sites
Database 2024

March 2026

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Greater London Authority

March 2026

Published by:
Greater London Authority
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London E16 1ZE

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Executive Summary

The **London Employment Sites Database (LESD) 2024** is a comprehensive database of sites (land and floorspace) with identified capacity to accommodate employment generating development. It records recently completed employment developments, those in the planning pipeline and future capacity identified by local planning authorities in their local plans.

Based upon the defined set of modelling assumptions (set out in Section 2 of the report), the LESD 2024 recorded a **total employment capacity of 1,154,000 jobs** in London over the period 2024-2050.

54 per cent of this capacity was recorded in **planning permissions** and 30 per cent was associated with **local plan site allocations**.

Almost **87 per cent of the capacity is associated with the period 2024-2040**. Not all the planning permissions in the LESD will necessarily be implemented, and for those that are implemented, the actual employment totals and uses may vary from the assumptions used in the LESD. There is greater uncertainty associated with capacity estimates in the period 2040-2050.

The **City of London, Southwark and Tower Hamlets** together have a combined employment capacity total of 536,000 jobs or 46 per cent of the London total.

Office jobs make up 74 per cent of London's employment capacity and retail, professional services and food/drink (cafes/restaurants) comprise a further 9 per cent.

The capacity of the **Central Activities Zone** (617,000 jobs) accounts for 54 per cent of the London total. The **Northern Isle of Dogs** provides a further 88,000 jobs capacity, taking the combined CAZ and NIOD total to over 705,000 jobs.

London's **Opportunity Areas** (as designated in the 2021 London Plan) are anticipated to provide capacity for more than 690,000 jobs or 60 per cent of London's total capacity.

There is **uncertainty at the present time around office employment densities** and the impact of remote and hybrid working patterns on office space configuration, utilisation and desk-sharing ratios. The LESD models different assumptions for office employment densities around the central modelling assumptions.

These sensitivity tests suggest that London's total **office employment capacity** could range from **600,000 to over 960,000** (compared to the central scenario of 859,000).

Total employment capacity (all uses) could range from **895,000 to almost 1.3 million**, compared to the central scenario of 1.15 million jobs.

1. Introduction

The London Employment Sites Database (LESD) 2024 is a comprehensive database of sites (land and floorspace) with identified capacity to accommodate employment generating development. Employment capacity refers to the potential number of jobs that the development sites in aggregate are anticipated to accommodate. The LESD records recently completed employment developments, those in the planning pipeline and future capacity identified by local planning authorities in their local plans. The last iteration of the LESD (2021) was published by the GLA in 2022¹.

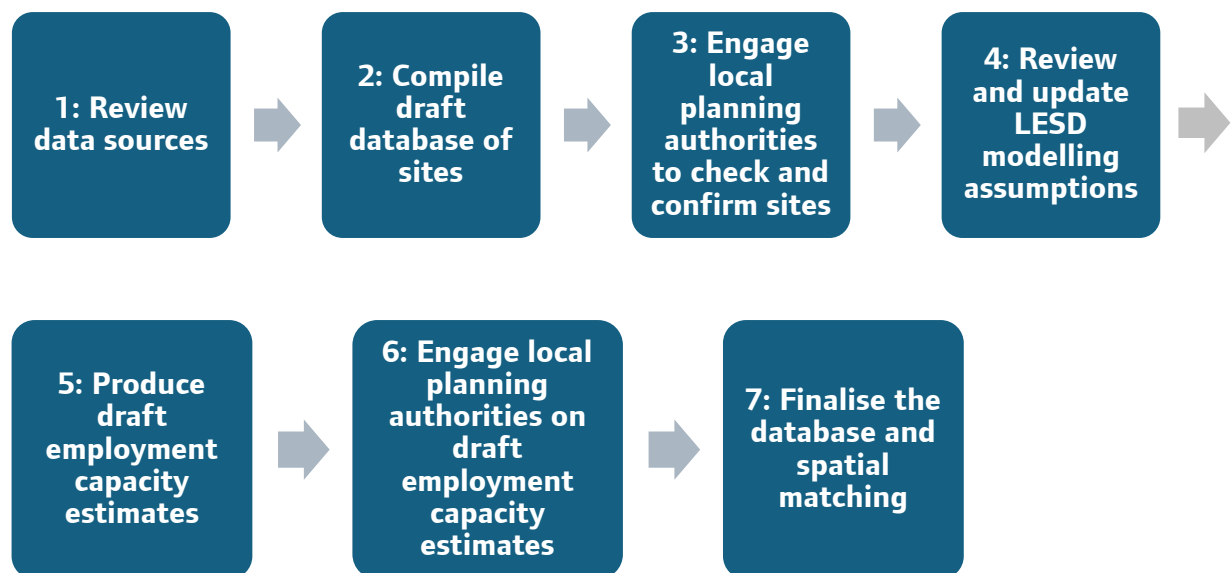
The LESD 2024 supports the Mayor’s London Plan objective to deliver Good Growth in the capital to ensure that there is sufficient capacity in terms of land and premises to accommodate projected future growth in London’s economy and employment. The importance of making sufficient provision for employment, retail, leisure and other commercial development is also set out in the Government’s National Planning Policy Framework.

The LESD 2024 forms part of the evidence base for the Mayor’s next London Plan and is used as an input to the GLA’s long-term borough-level employment projections. It can also be used to inform local plan making.

2. Methodology

The methodology and process for producing the LESD 2024 is summarised in Figure 1 below.

Figure 1. LESD 2024 methodology and process (overview)



¹ [CAG Consultants. London Employment Sites Database 2021](#)

2.1 Review of data sources

To prepare the draft LESD 2024 database, the following data sources were used:

- Planning London Datahub data (extracted October 2024 with commencement and completion status updates in April 2025)
- Sites carried forward from the LESD 2021 (this included historic local plan site allocations and other sites identified in brownfield registers, Opportunity Area Planning Frameworks (OAPF) and through borough engagement on the LESD 2021, but excluded the 2021 London Development Database sites as these have been superseded by sites in the Planning London Datahub)
- New site allocations (including descriptions) from local planning authority local plans.

2.2 Draft database

Using the data sources above, the draft database of sites was assembled and included existing and potential development sites identified for employment uses (including employment-only sites and mixed-use development sites with an employment component). The key data fields in the LESD 2024 are set out in Appendix 1.

2.3 Local planning authority engagement on draft database

Local planning authorities were engaged on the draft database of sites between December 2024 and April 2025. This provided an opportunity for local planning authorities to confirm their local plan site allocations, to check site information associated with larger sites and to suggest removal of duplicate or overlapping LESD sites which had both site allocations and planning permissions. Some boroughs provided additional monitoring information which at the time was not on the Planning London Datahub and some provided additional capacity-based data for sites within their areas.

2.4 LESD modelling assumptions

The LESD contains several modelling assumptions that enable estimates of employment capacity to be derived from the site-based information in the database. The approach to each of these assumptions is explained below.

2.4.1 Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The current (2025) Use Classes were last updated on 1 September 2020. The LESD 2024 used the database structure that was prepared by consultants for the LESD 2021 which was based upon the pre-September 2020 Use Classes. Figure 2 below provides the relevant pre- and post-September 2020 Use Classes in the LESD. The output tables in Section 3 of this report present both pre- and post-September 2020 Use Classes.

In the LESD 2024, floorspace inputs associated with planning permissions and site allocations for generic Class E use were typically divided pro-rata across the relevant component uses of Class E.

Figure 2 Use Class matching for the LESD 2024²

Use Class	Use Class type description pre-September 2020	Use Class	Use Class description post-September 2020
A1	Shops	Ea	Display or retail sale of goods, other than hot food
A2	Financial and professional services	Ec	Financial, professional or other appropriate services in a commercial, business or service locality
A3	Restaurants and cafés	Eb	Sale of food and drink for consumption (mostly) on the premises
A4	Drinking establishments	SGp/q	Public houses, wine bars, or drinking establishments
A5	Hot food takeaways	SGr	Hot food takeaways
B1a	Offices	Eg(i)	Offices
B1b	Research and development	Eg(ii)	Research and development
B1c	Light industrial processes	Eg(iii)	Light industrial processes
B2	General industrial	B2	General industrial
B8	Storage or distribution	B8	Storage or distribution
C1	Hotels	C1	Hotels
C2	Residential institutions	C2	Residential institutions
D1	Non-residential institutions	Ee Ef F1 F2b	Medical or health services Creche, day nursery or day centre Learning and non-residential institutions Community halls or meeting places
D2	Assembly and leisure	Ed F2c F2d	Indoor sport, recreation or fitness Outdoor sport or recreation Indoor or outdoor swimming pools or skating rinks
SG	Sui generis uses	SG	Sui generis uses

2.4.2 Spatial geographies

The LESD uses a range of London Plan spatial geographies, some of which were used to inform the modelling assumptions (see later in this section) and others were used for the output tables (see Section 3). These geographies include:

- Central Activities Zone (CAZ) (as defined in the London Plan 2021)
- Northern Isle of Dogs (NIOD) (as defined in the London Plan 2021)
- Inner London (see Appendix 2 for definition)
- Outer London (see Appendix 2 for definition)
- London Boroughs (including the City of London)

² These are the Use Class groupings for the purposes of the LESD only. For full details of the Planning Use Classes please refer to [Use Classes - Change of use - Planning Portal](#)

- Local Planning Authorities (including the Old Oak and Park Royal Development Corporation (OPDC))
- Opportunity Areas (as defined in the London Plan 2021).

The Opportunity Area outputs are based on either adopted or draft emerging boundaries at the time of the assessment. Indicative boundaries were used for those Opportunity Areas where an adopted or draft boundaries was not available.

2.4.3 Estimating employment capacities

To estimate the amount of employment that could potentially be delivered on each site in the LESD, the database uses a cascade of methods according to the information that is available for each site.

Where a 'known jobs' figure was available for a site then this figure was used as the default jobs capacity figure in the LESD. Where possible, the 'known jobs' figure was then distributed across the Use Classes using either the floorspace by Use Class details in the database or information contained in the development description.

Where there was no 'known jobs' figure for any given site, the LESD produced an estimate of jobs capacity by converting known net gains (or losses) of floorspace (gross internal area (GIA), square metres (sq.m)) by Use Class, into estimates of jobs capacity by Use Class using employment density assumptions (see Section 2.4.4 below).

Where there are no 'known jobs' or net floorspace details associated with any given site, the LESD produces an estimate of jobs capacity based upon the non-residential site area (in hectares) which is converted into estimates of floorspace using plot ratio assumptions by Use Class (see Section 2.4.5 below) and then converting the estimates of floorspace into an estimate of jobs capacity by Use Class using the employment density assumptions (see Section 2.4.4 below).

2.4.4 Employment densities

Employment density assumptions (floorspace per employee) are used to convert net floorspace estimates (gross internal area (GIA)) into jobs capacity estimates by Use Class. During the preparation of the LESD 2024, the GLA commissioned consultants to prepare a related report on the supply and demand for economic uses, which includes an update to employment densities for certain uses including offices, research and development, and light industrial uses.

For office employment densities, the GLA has reviewed guidance prepared by the British Council for Offices (BCO). Based upon the BCO Guide to Specification (2023)³ the current recommended general occupancy planning density for offices is **10 sq.m net internal area (NIA) per occupant**. In 2025, the BCO published further guidance on post-pandemic office utilisation⁴. The analysis indicated that office occupancy levels were higher on Tuesdays, Wednesdays and Thursdays compared to Mondays and Fridays, with mid-week utilisation ranging from 17 per cent to 63 per cent. The average desk utilisation in London was found to

³ British Council for Offices, Guide to specification key design criteria update (February 2023)

⁴ British Council for Offices, Review of post-pandemic UK office utilisation (July 2025)

be slightly lower than in the regions by around 7 per cent. Having regard to various factors, the BCO guidance recommends 66 per cent as a lower risk estimate of mid-week utilisation.

In the LESD, we are interested in office employment densities in terms of floorspace per employee, so we need to convert the BCO's 10 sq.m net internal area (NIA) per occupant into net internal area per employee. To do this we need to consider hybrid working patterns and desk-sharing ratios, the latter being a measure of the total number of employees relative to the total number of desks or work settings in the office. The LESD 2021⁵ assumed a desk-sharing ratio of 1.2 employees per desk based upon BCO guidelines at the time⁶. The BCO 2025 guidance indicates that desk-sharing ratios can be calculated by dividing 100 per cent by the utilisation rate which is then applied to the headcount, or the number of employees assigned to the office. This would suggest a potential **average desk-sharing ratio of 1.5** (100 per cent divided by 66 per cent).

Applying a 1.5 desk-sharing ratio to the BCO's 10 sq.m NIA per occupant gives an overall ratio of 6.7 sq.m NIA per employee. For spatial planning and the LESD, we are interested in the gross internal area (GIA) per employee, and NIA is typically estimated at 80 per cent of GIA. This works out at an average office employment density of **8.3 sq.m GIA per employee**.

In the City of London, the nature of the office stock is such that the NIA to GIA ratio is lower than the average for other areas. For this reason, we apply a 75 per cent NIA to GIA conversion for the City of London, which gives **8.9 sq.m GIA per employee**.

Employment densities for research and development (52.6 sq.m GIA per employee) and light industrial uses (49.5 sq.m GIA per employee) were aligned with the assumptions used in the GLA's economic uses supply and demand study being undertaken in parallel with the LESD. For employment densities related to all other uses, the LESD 2024 used the default employment density assumptions used in the LESD 2021. The central employment density assumptions used for the LESD 2024 are summarised in Figure 3 below, showing locational variations for the CAZ and NIOD, inner London and outer London.

⁵ [CAG Consultants. London Employment Sites Database 2021](#)

⁶ British Council for Offices, Office Occupancy, Density and Utilisation (2018)

Figure 3 LESD 2024 employment density assumptions (floorspace GIA sq.m per employee)

Use Class (Pre-/ post-2020)	Description	City of London	CAZ/NIOD /Inner	Outer
A1 / Ea	Shops	17.5	17.5	17.5
A2 / Ec	Financial and professional services	16	16	16
A3 / Eb	Restaurants and cafés	17.5	17.5	17.5
A4 / SGp,q	Drinking establishments	17.5	17.5	17.5
A5 / SGr	Hot food takeaways	17.5	17.5	17.5
B1a / Egi	Offices	8.9	8.3	8.3
B1b / Egii	Research and development	52.6	52.6	52.6
B1c / Egiii	Light industrial processes	49.5	49.5	49.5
B2	General industrial	36	36	36
B8	Storage or distribution	69.8	69.8	69.8
C1	Hotels	2.4*	4*	4*
C2	Residential institutions	45	45	45
D1 / Ee,f, F1, F2b	Non-residential institutions	45	45	45
D2 / Ed, F2c,d	Assembly and leisure	60	60	60
SG	Sui generis uses	60	60	60

* For hotels, the LESD uses the number of hotel bedrooms per worker instead of floorspace per worker.

2.4.5 Plot ratios

For LESD sites with no floorspace information, plot ratio assumptions were used to convert non-residential site areas into estimates of floorspace (GIA, square metres) by Use Class. Plot ratios can be expressed either as floorspace (sq.m) per hectare, or as a ratio of floorspace (sq.m) to site area (sq.m). So, for example a site of 1 hectare with 4,000 sq.m of development floorspace, the plot ratio could be expressed either as 4,000 sq.m per hectare or 0.4:1 (4,000 sq.m as a ratio of 1 hectare or 10,000 sq.m) The LESD 2024 uses the default plot ratio assumptions used in the LESD 2021 and are summarised in Figure 4 below.

Figure 4 LESD 2024 plot ratio assumptions (floorspace (sq.m) per hectare)

Use Class	CAZ/NIOD	Inner	Outer
B1 Business	53,000	15,000	9,000
B2 General industrial	8,000	6,000	6,000
B8 Storage or distribution	8,000	6,000	6,000
Other	8,000	6,000	6,000

Source: CAG

2.4.6 Mixed use site assumptions

For LESD sites with no information on floorspace for individual Use Classes, the LESD contains default assumptions about the mix of uses to generate estimates of floorspace by Use Class. Where such sites contain a mix of uses including housing the LESD also uses default assumptions for the percentage of the total site area that is attributed to non-residential uses. The LESD 2024 uses the default mixed use site assumptions used in the LESD 2021 and are summarised in Figure 5 below.

In the LESD 2024, where the mix of uses was recorded in the site allocation description, these uses were used to inform the floorspace estimates by Use Class instead of the mix-use site assumptions below.

Figure 5 LESD 2024 mixed-use site assumptions

Non-residential site area	CAZ/NIOD	Inner	Outer
Employment-only sites	100%	100%	100%
Mixed use employment/housing sites	50%	10%	10%
Development mix (non-residential uses)	CAZ/NIOD	Inner	Outer
A1 / Ea Retail	10%	20%	20%
B1 / Eg Business	75%	50%	50%
B2 General industrial	0%	5%	5%
B8 Storage or distribution	5%	5%	5%
Other	10%	20%	20%

Source: CAG

2.4.7 Forecast completion years

Each site in the LESD contains a forecast year for the completion of the development and the realisation of the capacity to accommodate new employment.

Where there is a known completion year for any given site, the LESD uses this for the forecast year. Where the completion year is not known, the LESD uses default estimates for the forecast completion year according to the planning status of the development at the time of the assessment (see Figure 6 below).

Figure 6 LESD 2024 default forecast completion years

Planning status in LESD	Forecast year
Completed 2024	2024
Completed 2025	2025
Started	2030
Not Started	2030
Lapsed	2035
Allocated	2035
No Planning Status	2040

2.5 Draft employment capacity estimates and local planning authority engagement

Draft employment capacity estimates for each site were then derived by applying the LESD modelling assumptions (discussed in Section 2.4 above) to the site-based information in the database. Local planning authorities were engaged on the draft employment capacity estimates between July and September 2025 allowing an opportunity for further checks and refinements to the database.

2.6 Finalise employment capacity estimates

Following the engagement with local planning authorities, the LESD 2024 employment capacity estimates were finalised, and the data was matched spatially to the key London Plan geographies set out in Section 2.4.2 above.

3. Outputs

The LESD 2024 outputs presented in this section are based on an October 2024 baseline. The LESD provides a snapshot of employment capacity for the period 2024 to 2050 at the time of the assessment. Not all the planning permissions in the LESD will necessarily be implemented, and for those that are implemented, the actual employment totals and uses may vary from the assumptions used in the LESD. For the same reasons, final site allocation capacities may vary from the assumptions used. Furthermore, new employment capacity will arise through planning applications and permissions in the future. For these reasons there is always a degree of uncertainty with the employment capacity estimates and especially those for later phases in the assessment period.

3.1 London overview

Based upon the central modelling assumptions set out in Section 2, the LESD 2024 recorded a total employment capacity of **1,154,000 jobs** in London over the period 2024-2050. 54 per cent of this capacity was recorded in planning permissions from the Planning London Datahub and borough monitoring data (see Figure 7) and 30 per cent was associated with local plan site allocations. A further 14 per cent through borough employment capacity data.

More than a third of the capacity is associated with the early LESD period 2024-2029 (see Figure 8) which is due to the relatively large proportion of capacity identified through planning permissions in the Planning London Datahub and in borough monitoring data. Local Plan site allocations account for much of the capacity in the period 2030-2040. There is much less capacity associated with the final 10-year period 2040-2050 as most current planning approvals if implemented will be completed before 2040 and not all adopted Local Plans extend beyond 2040. The LESD default forecast year assumptions (see section 2.4.7 above) result in step changes in the raw averaged phasing outputs in Figure 8. To account for uncertainty in the forecast years beyond 2025, the LESD produced employment capacity estimates that are 'smoothed' (see Figure 8) by distributing capacity either side of the default forecast years. Further details of this process are contained in Appendix 3.

Figure 7 London employment capacity 2024-2050 by source

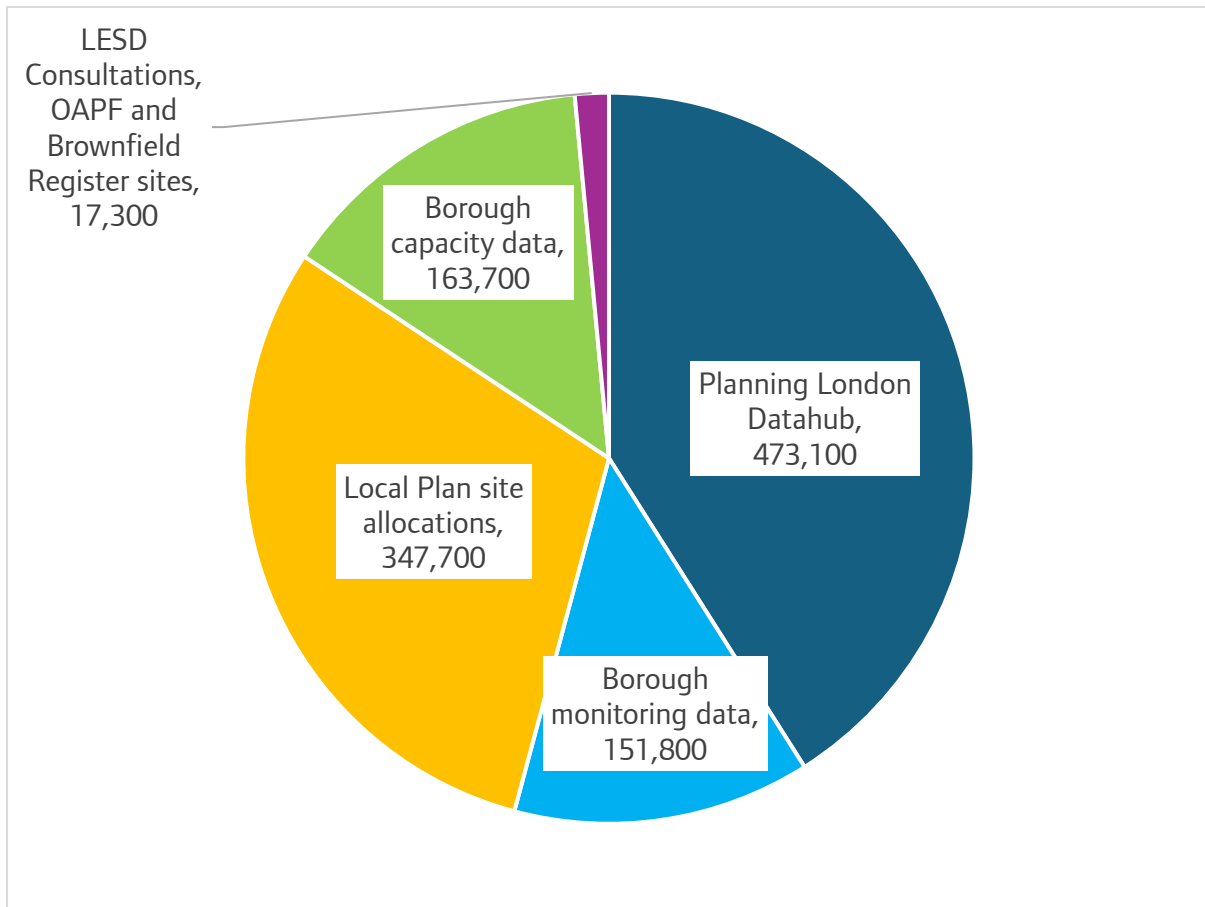
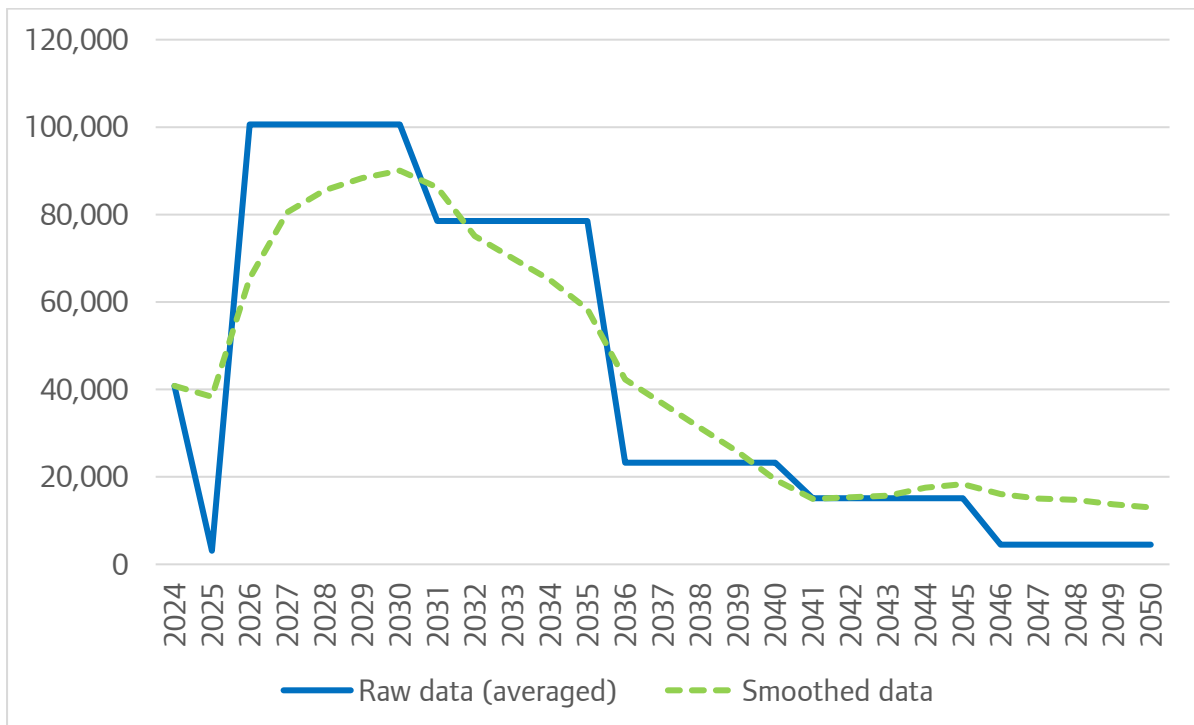


Figure 8 London employment capacity phasing 2024-2050



3.2 Borough level outputs

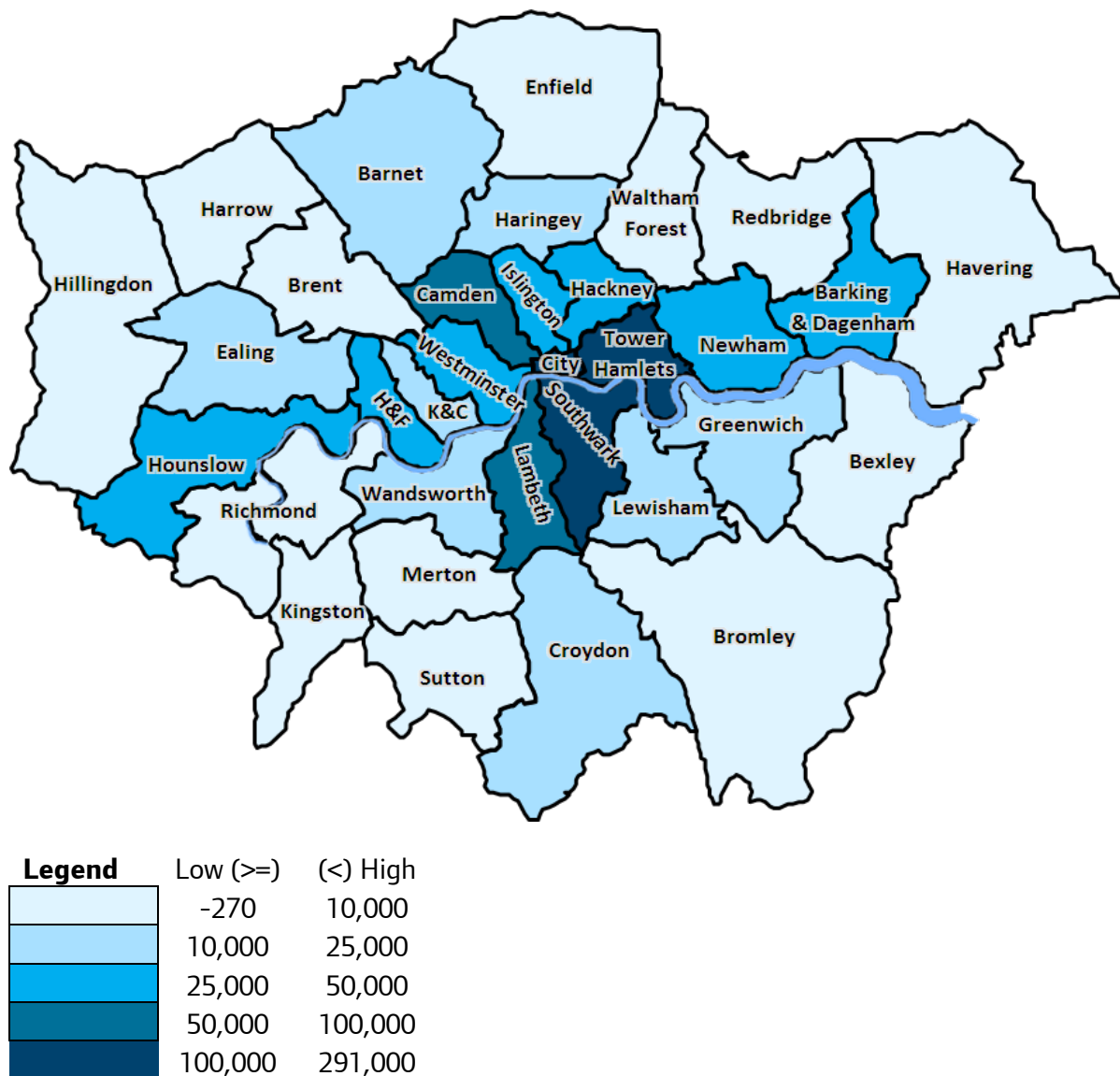
The borough level distribution of the London employment capacity total is set out in Figure 9 below and illustrated in Figure 10. The **City of London, Southwark and Tower Hamlets** together have a combined employment capacity total of 536,000 jobs or 46 per cent of the London total.

Figure 9 Borough level employment capacity phasing 2024-2050

Borough	2024-2029	2030-2035	2036-2040	2041-2045	2046-2050	Total 2024-2050
Barking & Dagenham	1,730	25,620	8,610	0	0	35,960
Barnet	990	4,210	3,430	1,560	670	10,860
Bexley	30	1,870	640	-10	0	2,530
Brent	2,340	2,240	980	400	170	6,130
Bromley	-770	390	150	-30	-10	-270
Camden	25,710	21,380	3,720	580	21,780	73,170
City of London	99,160	42,770	37,310	66,840	44,380	290,460
Croydon	5,020	13,410	3,860	0	0	22,290
Ealing	6,730	4,760	6,220	4,110	1,800	23,620
Enfield	660	4,260	1,180	-140	-60	5,900
Greenwich	130	11,230	3,980	80	30	15,450
Hackney	25,160	11,990	1,800	-10	-10	38,930
Hammersmith & Fulham	22,200	18,290	5,750	1,940	930	49,110
Haringey	2,740	9,010	2,600	-70	-30	14,250
Harrow	50	3,330	1,220	10	0	4,610
Havering	1,840	1,750	340	0	0	3,930
Hillingdon	-1,690	5,160	2,050	0	0	5,520
Hounslow	7,050	22,100	7,750	880	380	38,160
Islington	13,670	16,900	4,750	0	0	35,320
Kensington & Chelsea	4,970	6,330	1,490	0	0	12,790
Kingston	3,410	2,830	480	20	10	6,750
Lambeth	33,750	32,680	6,190	0	0	72,620
Lewisham	1,980	4,770	4,990	2,730	1,170	15,640
Merton	670	1,250	730	280	120	3,050
Newham	13,590	18,320	4,130	-270	-120	35,650
Redbridge	-430	2,860	1,060	0	0	3,490
Richmond	630	3,370	1,000	-20	-10	4,970
Southwark	62,290	54,160	14,400	2,540	1,090	134,480
Sutton	790	5,740	1,880	10	50	8,470
Tower Hamlets	38,010	59,320	14,650	0	0	111,980
Waltham Forest	550	3,560	1,150	0	0	5,260
Wandsworth	12,570	9,230	1,530	0	0	23,330
Westminster	13,350	19,740	5,430	470	200	39,190
London	398,890	444,830	155,460	81,880	72,540	1,153,600
OPDC	780	2,280	8,150	5,480	2,490	19,180

Note: Totals may not sum due to rounding

Figure 10 Borough level employment capacity 2024-2050



The distribution by planning Use Class of the borough level employment capacity totals is provided in Figure 11 below and illustrated in Figure 12a (boroughs with more than 20,000 total capacity) and Figure 12b (boroughs with less than 20,000 total capacity).

For London as a whole, office jobs make up 74 per cent of total employment capacity and retail, professional services and food/drink (cafes/restaurants) comprise a further 9 per cent.

It is evident from Figures 12a and 12b that office employment capacity makes up a significant proportion of total employment capacity in boroughs that are in central London. Total office employment capacity is notably high in the City of London, Southwark, Tower Hamlets, Camden and Lambeth. Compared to boroughs in central London, boroughs in other parts of inner London and outer London tend to have higher proportions of employment capacity in other uses such as retail, professional services and food/drink, industrial, storage and distribution uses and leisure.

Figure 11 Borough level employment capacity by Use Class 2024-2050

Borough	Retail, services, food/ drink Ea,Eb,Ec A1-A3	Offices Eg(i) B1a	Research & light industrial Eg(ii/iii) B1b/B1c	General industrial, storage & distribution B2/B8	Hotels C1	Leisure and sui generis	Total
Barking & Dagenham	3,760	4,180	6,240	12,180	70	9,530	35,960
Barnet	3,670	-2,040	920	710	280	7,300	10,860
Bexley	670	-770	500	1,470	0	650	2,530
Brent	1,750	800	680	610	110	2,190	6,130
Bromley	100	-1,300	10	20	20	880	-270
Camden	2,460	68,820	-70	160	30	1,750	73,170
City of London	1,200	287,640	0	120	690	810	290,460
Croydon	380	14,920	20	-270	-10	7,240	22,290
Ealing	6,010	7,660	4,120	1,540	180	4,100	23,620
Enfield	-1,490	-20	1,050	4,940	10	1,400	5,900
Greenwich	4,960	640	4,600	320	370	4,570	15,450
Hackney	2,140	32,790	2,790	-380	360	1,240	38,930
Hammersmith & Fulham	3,940	32,890	8,210	520	490	3,070	49,110
Haringey	4,230	5,580	280	-460	160	4,460	14,250
Harrow	600	5,330	310	-3,380	0	1,750	4,610
Havering	1,030	-880	470	500	40	2,770	3,930
Hillingdon	-950	4,080	390	-10	300	1,720	5,520
Hounslow	5,400	19,960	2,720	6,260	250	3,560	38,160
Islington	940	33,110	570	10	120	580	35,320
Kensington & Chelsea	2,050	9,670	0	-60	30	1,110	12,790
Kingston	1,220	4,380	80	160	20	900	6,750
Lambeth	710	70,040	30	-190	1,140	890	72,620
Lewisham	4,060	6,890	2,050	440	100	2,090	15,640
Merton	1,390	1,350	150	-80	130	90	3,050
Newham	7,550	10,420	4,760	2,240	430	10,250	35,650
Redbridge	170	2,420	-110	100	40	860	3,490
Richmond	330	3,600	-50	-150	-10	1,250	4,970
Southwark	17,020	111,310	1,160	30	620	4,330	134,480
Sutton	3,110	340	3,080	260	0	1,680	8,470
Tower Hamlets	15,890	76,150	3,620	2,160	2,350	11,820	111,980
Waltham Forest	1,130	1,550	890	840	40	810	5,260
Wandsworth	2,600	18,000	440	330	10	1,960	23,330
Westminster	3,150	29,860	1,450	330	2,150	2,230	39,190
London	101,180	859,370	51,360	31,320	10,510	99,850	1,153,600
% of London total	9%	74%	4%	3%	1%	9%	100%
OPDC	8,000	880	4,880	1,850	110	3,470	19,180

Note: Totals may not sum due to rounding

Figure 12a Borough level employment capacity by Use Class 2024-2050 (boroughs with more than 20,000 total capacity)

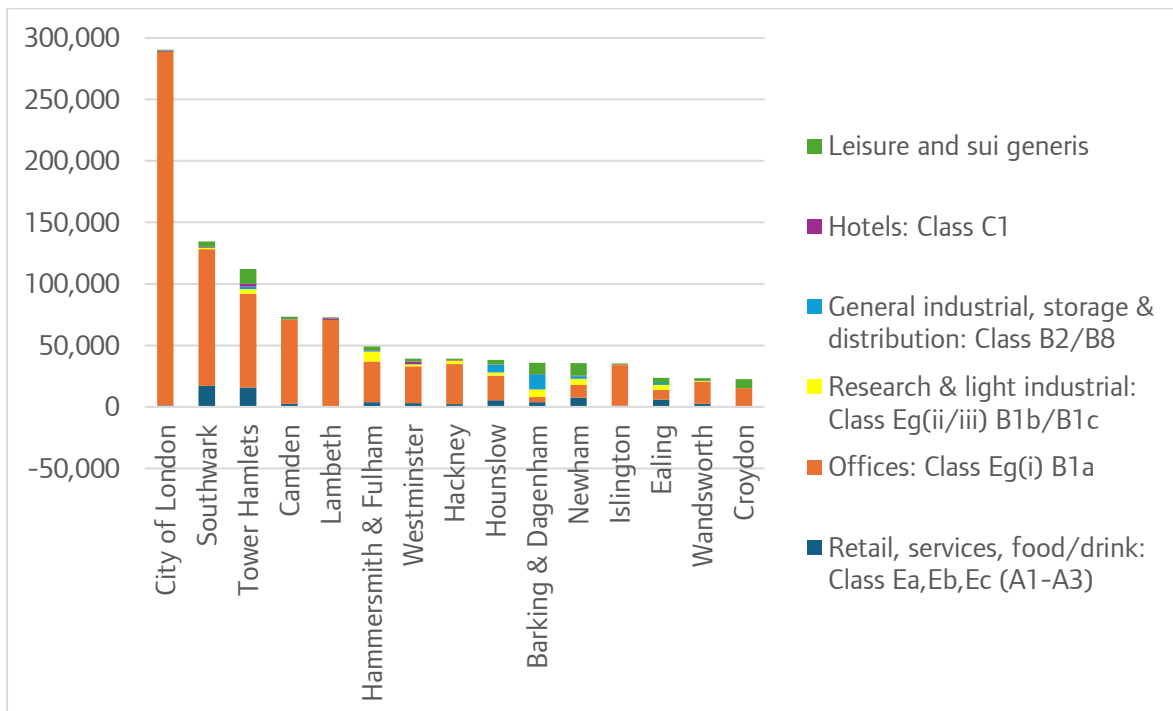
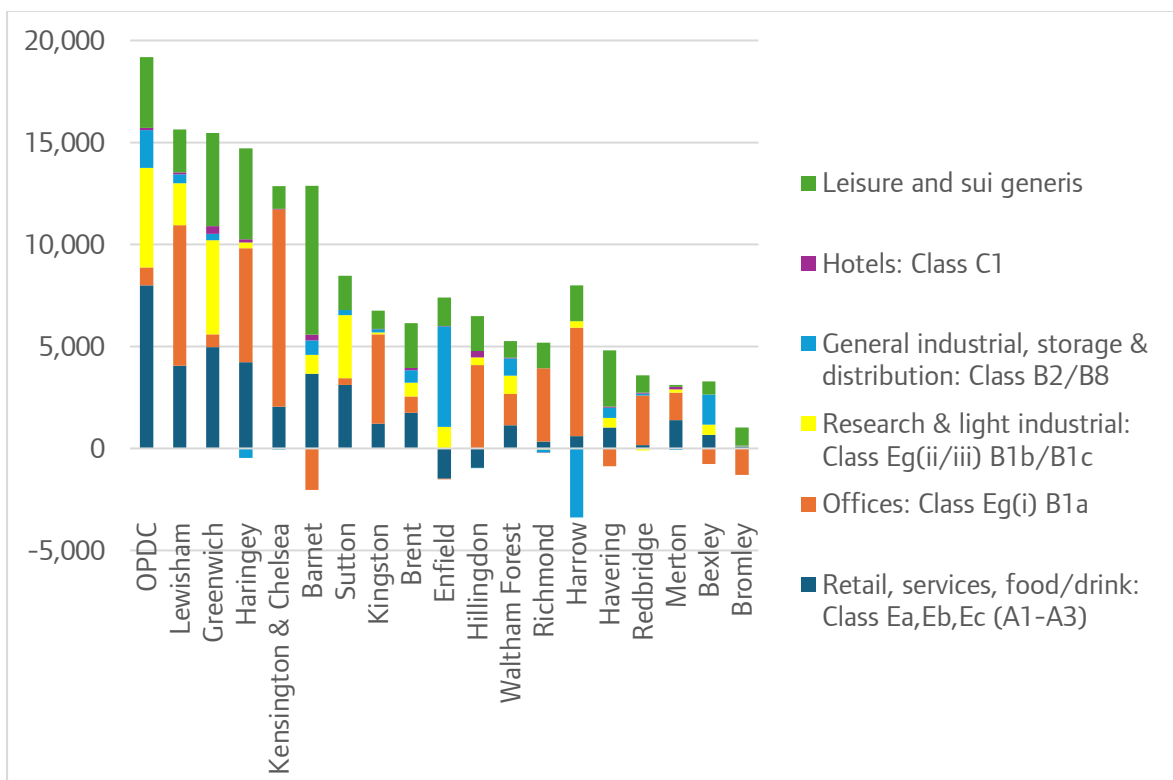


Figure 12b Borough level employment capacity by Use Class 2024-2050 (boroughs with less than 20,000 total capacity)



3.3 Central Activities Zone and Northern Isle of Dogs outputs

The employment capacity phasing for the CAZ and NIOD is provided in Figure 13. The capacity of the CAZ, at more than 617,000 jobs, accounts for 54 per cent of the London total. The NIOD provides a further 88,000 jobs capacity, taking the combined CAZ and NIOD total to over 705,000 jobs. The City of London accounts for 41 per cent of the combined CAZ and NIOD total, followed by the NIOD area (12 per cent), Southwark CAZ (11 per cent), Lambeth CAZ (10 per cent) and Camden CAZ (9 per cent).

More than 80 per cent of the total CAZ and NIOD capacity is identified in the first three phasing periods between 2024 and 2040. Beyond 2040, only the City of London, Camden, Southwark and Westminster have identified employment capacity within their parts of CAZ at the time of the assessment. This reflects the uncertainty associated with the employment capacity estimates beyond 2040 and it is fairly certain that all the CAZ boroughs will identify further capacity in these later phases as time progresses.

Figure 13 CAZ and NIOD employment capacity phasing 2024-2050

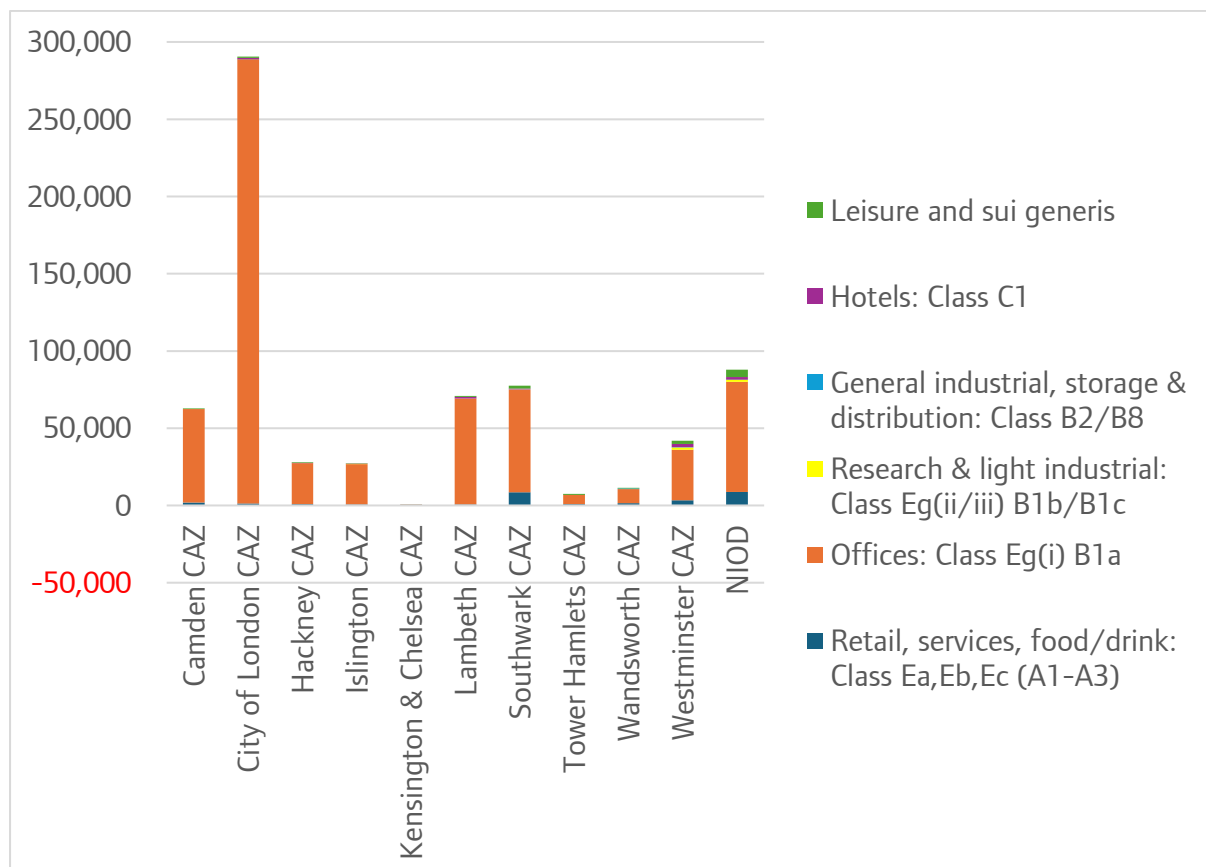
Location	2024-2029	2030-2035	2036-2040	2041-2045	2046-2050	Total 2024-2050
CAZ total	248,850	168,400	64,300	69,100	66,880	617,530
Camden CAZ	23,000	15,280	2,010	580	21,780	62,640
City of London CAZ	99,160	42,770	37,310	66,840	44,380	290,460
Hackney CAZ	22,110	5,700	60	0	0	27,870
Islington CAZ	12,440	11,670	3,070	0	0	27,190
Kensington & Chelsea CAZ	300	160	10	0	0	470
Lambeth CAZ	32,740	31,960	6,050	0	0	70,760
Southwark CAZ	33,510	32,940	9,370	1,170	500	77,490
Tower Hamlets CAZ	2,740	3,870	920	0	0	7,540
Wandsworth CAZ	7,450	3,740	140	0	0	11,330
Westminster CAZ	15,400	20,300	5,360	510	220	41,790
NIOD	37,610	41,630	8,580	0	0	87,820
CAZ + NIOD total	286,460	210,030	72,880	69,100	66,880	705,350

Note: Totals may not sum due to rounding

Figure 14 illustrates employment capacity by Use Class in the CAZ and NIOD. Most of the employment capacity in CAZ and NIOD combined (94 per cent) is associated with offices, followed by Class E retail, services and food/drink uses (3 per cent).

The NIOD has a lower proportion of employment capacity associated with offices (81 per cent) compared to the CAZ (95 per cent). The NIOD has 10 per cent of its employment capacity in Class E retail, services and food/drink uses, and a further 5 per cent in leisure and other sui generis (not classified) uses. Kensington & Chelsea has only a small part of its area within the CAZ, which accounts for the relatively small capacity estimate for this borough.

Figure 14 CAZ and NIOD employment capacity by Use Class 2024-2050



3.4 Opportunity Area outputs

The phasing of employment capacity in London’s Opportunity Areas (as designated in the 2021 London Plan) is set out in Figure 15 below. In total, the Opportunity Areas are anticipated to provide capacity for more than 690,000 jobs or 60 per cent of London’s total employment capacity. As with the other outputs in this LESD, the amount of jobs capacity in the later phases has a greater level of uncertainty.

The Isle of Dogs and City Fringe/Tech City Opportunity Areas have the greatest estimated amount of employment capacity over the whole LESD period (more than 80,000 and 75,000 jobs respectively). Waterloo has around 60,000 employment capacity and London Bridge almost 50,000. Canada Water has around 40,000, London Riverside and Olympic Legacy around 30,000 and Great West Corridor, Vauxhall Nine Elms Battersea, Euston, Croydon and Old Oak/Park Royal have in the region of 20,000 employment capacity each.

The estimated distribution of the employment capacity in Opportunity Areas across the range of Use Classes is illustrated in Figure 16. Office employment accounts for 68 per cent of capacity in all Opportunity Areas combined, Class E retail, services and food/drink uses account for 12 per cent, and leisure and other sui generis (not classified) uses 9 per cent.

Figure 15 Opportunity Area employment capacity phasing 2024-2050

Opportunity Area	2024-2030	2031-2040	2041-2050	Total 2024-2050
Bexley Riverside	700	900	0	1,500
Brent Cross/Cricklewood	7,000	7,800	2,300	17,100
Bromley	600	700	0	1,200
Canada Water	30,500	8,300	0	38,800
Charlton Riverside	600	2,200	0	2,800
City Fringe/Tech City	45,700	29,600	0	75,300
Clapham Junction	600	1,000	0	1,600
Colindale/Burnt Oak	0	200	100	300
Croydon	7,200	14,200	0	21,400
Deptford Creek/Greenwich Riverside	400	2,300	0	2,700
Earl's Court/West Kensington	12,500	5,700	0	18,200
Elephant and Castle	5,100	8,800	0	13,900
Euston	200	1,100	22,300	23,600
Great West Corridor	5,800	20,300	-100	26,100
Greenwich Peninsula	2,000	5,400	0	7,400
Harrow and Wealdstone	300	2,100	0	2,300
Hayes	600	1,800	0	2,400
Heathrow	1,900	7,300	1,200	10,400
Ilford	300	900	0	1,200
Isle of Dogs	38,300	42,500	0	80,800
Kensal Canalside	100	900	0	1,000
King's Cross	8,100	4,400	0	12,600
Kingston	2,600	1,500	0	4,200
Lee Valley	500	8,700	0	9,200
London Bridge/Bankside	27,600	20,500	1,400	49,500
London Riverside	3,200	28,200	0	31,400
New Cross/Lewisham/Catford	1,600	6,500	3,600	11,700
New Southgate	200	100	0	300
Old Kent Road	1,300	10,600	1,900	13,800
Old Oak/Park Royal	1,500	10,400	8,000	19,900
Olympic Legacy	14,500	15,800	-1,000	29,300
Paddington	1,300	15,600	0	16,900
Poplar Riverside	800	2,100	0	2,900
Romford	1,100	500	0	1,600
Royal Docks and Beckton Riverside	4,600	6,700	100	11,400
Southall	700	200	0	900
Sutton	300	3,400	0	3,700
Thamesmead and Abbey Wood	600	5,000	100	5,700
Tottenham Court Road	4,800	1,000	0	5,800
Vauxhall Nine Elms Battersea	16,200	8,900	0	25,100
Victoria	4,200	900	0	5,100
Waterloo	35,300	24,500	0	59,800

Opportunity Area	2024-2030	2031-2040	2041-2050	Total 2024-2050
Wembley	-300	500	0	100
White City	7,200	9,600	0	16,800
Wimbledon/Colliers Wood/ South Wimbledon	500	1,500	300	2,300
Wood Green/Haringey Heartlands	1,400	4,000	-100	5,300
Woolwich	-2,900	1,400	0	-1,500
Opportunity Areas total	296,900	356,300	40,300	693,500
Not in an Opportunity Area	192,000	153,900	114,200	460,000
London total	488,900	510,200	154,400	1,153,600

Note: Totals may not sum due to rounding

Figure 16 Opportunity Area employment capacity by Use Class 2024-2050

Opportunity Area	Retail, services, food/drink Class Ea,Eb,Ec (A1-A3)	Offices Class Eg(i) B1a	Research & light industrial Class Eg(ii/iii) B1b/B1c	General industrial, storage & distribution Class B2/B8	Hotels Class C1	Leisure and sui generis	Total
Bexley Riverside	700	0	0	400	0	500	1,500
Brent Cross/ Cricklewood	4,300	5,800	900	700	300	5,100	17,100
Bromley	0	1,200	0	0	0	100	1,200
Canada Water	7,300	31,500	0	0	0	0	38,800
Charlton Riverside	100	300	2,300	-200	0	300	2,800
City Fringe/ Tech City	5,600	64,800	1,700	-500	700	3,000	75,300
Clapham Junction	700	700	0	0	0	100	1,600
Colindale/ Burnt Oak	200	-100	0	100	0	100	300
Croydon	100	14,500	0	-200	0	7,000	21,400
Deptford Creek/ Greenwich Riverside	600	1,000	100	300	100	600	2,700
Earl's Court/West Kensington	900	14,600	3,300	-100	0	-600	18,200
Elephant and Castle	5,000	8,300	0	-100	0	700	13,900
Euston	800	22,500	0	0	0	300	23,600
Great West Corridor	1,900	19,200	1,200	2,300	100	1,400	26,100
Greenwich Peninsula	1,700	3,700	900	400	200	400	7,400
Harrow and Wealdstone	200	2,000	0	0	0	100	2,300
Hayes	0	2,100	100	0	0	200	2,400

Opportunity Area	Retail, services, food/drink Class Ea,Eb,Ec (A1-A3)	Offices Class Eg(i) B1a	Research & light industrial Class Eg(ii/iii) B1b/B1c	General industrial, storage & distribution Class B2/B8	Hotels Class C1	Leisure and sui generis	Total
Heathrow	2,300	2,000	1,500	3,300	300	1,100	10,400
Ilford	100	700	0	0	0	400	1,200
Isle of Dogs	9,900	56,000	1,500	2,700	1,900	8,700	80,800
Kensal Canalside	400	600	0	0	0	0	1,000
King's Cross	300	12,100	0	0	0	100	12,600
Kingston	900	3,000	0	0	0	300	4,200
Lee Valley	0	2,500	700	4,200	100	1,700	9,200
London							
Bridge/Bankside	3,000	45,200	100	0	300	800	49,500
London Riverside	3,600	3,700	6,100	11,200	100	6,800	31,400
New Cross/ Lewisham/Catford	3,100	6,600	400	100	0	1,500	11,700
New Southgate	200	100	-100	100	0	0	300
Old Kent Road	1,800	9,100	1,000	200	100	1,600	13,800
Old Oak/Park Royal	8,000	1,600	4,900	1,800	100	3,400	19,900
Olympic Legacy	4,800	14,000	4,900	300	400	5,000	29,300
Paddington	-100	14,100	1,200	200	0	1,500	16,900
Poplar Riverside	1,000	1,000	500	0	0	400	2,900
Romford	900	-900	0	0	0	1,500	1,600
Royal Docks and Beckton Riverside	3,000	1,400	2,200	800	0	3,900	11,400
Southall	100	600	0	0	0	100	900
Sutton	2,700	400	0	0	0	600	3,700
Thamesmead and Abbey Wood	800	300	1,500	1,100	0	2,100	5,700
Tottenham Court Road	300	5,700	0	0	-100	-100	5,800
Vauxhall Nine Elms Battersea	1,900	20,700	300	300	900	900	25,100
Victoria	100	4,700	0	0	100	100	5,100
Waterloo	200	59,400	0	0	0	100	59,800
Wembley	0	-400	0	0	0	500	100
White City	800	12,100	3,400	0	100	400	16,800
Wimbledon/ Colliers Wood/ South Wimbledon	500	1,600	0	200	100	0	2,300
Wood Green/ Haringey Heartlands	1,700	2,800	0	0	0	800	5,300
Woolwich	1,400	-3,400	0	0	0	400	-1,500

Opportunity Area	Retail, services, food/drink Class Ea,Eb,Ec (A1-A3)	Offices Class Eg(i) B1a	Research & light industrial Class Eg(ii/iii) B1b/B1c	General industrial, storage & distribution Class B2/B8	Hotels Class C1	Leisure and sui generis	Total
Opportunity Areas total	84,100	469,400	40,700	29,400	6,100	63,800	693,500
Not in Opportunity Area	17,000	389,900	10,700	1,900	4,400	36,100	460,000
London total	101,200	859,400	51,400	31,300	10,500	99,800	1,153,600

Note: Totals may not sum due to rounding

3.5 Sensitivity testing

The LESD employment capacity estimates are sensitive to changes in the modelling assumptions set out in Section 2.4 above. There is uncertainty at the present time around office employment densities and the impact of remote and hybrid working patterns on office space configuration (including space for desks, collaboration spaces, meeting rooms, amenities etc), utilisation (the number of individual work settings occupied in each work period as a proportion of the total work settings provided) and desk-sharing (including how office space is used and shared by employees on a day-to-day and week-by-week basis).

The **central scenario (A) for office employment densities** in the LESD 2024 is 8.3 sq.m GIA per employee (see Section 2.4.4 above) based on 10 sq.m NIA per occupant, a desk sharing ratio of 1.5 employees per desk and 80 per cent NIA to GIA (except for the City of London which is assumed to be 75 per cent NIA to GIA and 8.9 sqm GIA per employee).

The BCO 2025 research indicated that average mid-week utilisation rates in London were found to be around 7 per cent lower than in the regions. This could support a higher ratio of desk-sharing ratio of 1.7 employees per desk which we adopt in the LESD 2024 as a **higher office employment density scenario B**, yielding 7.4 sq.m GIA per employee for all London boroughs except the City of London (7.9 sq.m GIA per employee).

Research conducted on behalf of the BCO in 2022 found that offices with lower densities compared to the recommended 10 sq.m per occupant can provide an appropriate balance of comfort and efficiency, and in 2023 the BCO proposed designing for workplace densities ranging from 10 to 12 sq.m per occupant. For the LESD 2024, we adopt a **lower office employment density scenario C** of 12 sq.m NIA per occupant and a desk-sharing ratio of 1.25, which gives 12 sq.m GIA per employee for all London boroughs except the City of London (12.8 sq.m per employee).

Figure 17 below provides a summary of the three scenarios for office employment densities that are used in the LESD 2024 along with the corresponding assumptions used in the LESD 2021 for comparison.

Figure 17 Scenarios for sensitivity testing office employment density assumptions*

LESD 2024 Scenarios	Workplace density: Floorspace (sqm NIA) per occupant	Assumed average peak space utilisation	Benchmark employee desk-sharing ratio	Workplace density: Floorspace (sqm NIA) per employee	NIA to GIA	Workplace density: Floorspace (sqm GIA) per employee
Central Scenario A	10	66%	1.5	6.7	80%	8.3
Scenario A City of London	10	66%	1.5	6.7	75%	8.9
High density Scenario B	10	59%	1.7	5.9	80%	7.4
Scenario B City of London	10	59%	1.7	5.9	75%	7.8
Low density Scenario C	12	80%	1.25	9.6	80%	12.0
Scenario C City of London	12	80%	1.25	9.6	75%	12.8
LESD 2021	10.8	--	1.2	9.0	80%	11.3

* Workplace density figures rounded to nearest 1 decimal place

Figure 18 below illustrates how changes to the assumptions used for office employment densities affect the London and borough level office employment capacity and total employment capacity figures relative to the central scenario outputs provided in Sections 3.1 and 3.2 above.

Total office employment capacity ranges from 600,000 (scenario C) to over 960,000 (scenario B), compared to the central scenario (A) of 859,000.

Total employment capacity (all uses) ranges from 895,000 (scenario C) to almost 1.3 million (scenario B), compared to the central scenario (A) of 1.15 million.

Figure 18 Borough level office and total employment capacity 2024-2050 based on variable office employment density scenario assumptions*

Borough	Office A	Office B	Office C	Total A	Total B	Total C
Barking & Dagenham	4,180	4,680	2,900	35,960	36,520	34,540
Barnet	-2,040	-2,360	-1,280	10,860	10,260	12,340
Bexley	-770	-870	-530	2,530	2,420	2,760
Brent	800	870	610	6,130	6,130	6,160
Bromley	-1,300	-1,460	-900	-270	-440	120
Camden	68,820	77,190	47,600	73,170	81,540	51,950
City of London	287,640	328,210	200,000	290,460	331,020	202,820
Croydon	14,920	16,740	10,320	22,290	24,110	17,690
Ealing	7,660	8,220	4,590	23,620	24,170	22,180
Enfield	-20	-30	-20	5,900	5,900	5,910
Greenwich	640	720	440	15,450	15,560	15,210
Hackney	32,790	36,780	22,680	38,930	43,180	28,190
Hammersmith & Fulham	32,890	36,820	22,900	49,110	52,970	39,350
Haringey	5,580	6,260	3,860	14,250	14,930	12,530
Harrow	5,330	5,980	3,690	4,610	5,260	2,960
Havering	-880	-980	-610	3,930	3,820	4,200
Hillingdon	4,080	4,580	2,820	5,520	6,020	4,270
Hounslow	19,960	22,390	13,800	38,160	40,590	32,010
Islington	33,110	35,360	27,320	35,320	37,520	29,730
Kensington & Chelsea	9,670	10,850	6,690	12,790	13,970	9,810
Kingston	4,380	4,910	3,030	6,750	7,290	5,410
Lambeth	70,040	78,560	48,450	72,620	81,140	51,030
Lewisham	6,890	7,630	4,970	15,640	16,500	13,460
Merton	1,350	1,520	940	3,050	3,210	2,630
Newham	10,420	11,680	7,230	35,650	36,970	32,320
Redbridge	2,420	2,710	1,670	3,490	3,780	2,750
Richmond	3,600	4,030	2,490	4,970	5,400	3,860
Southwark	111,310	124,830	77,020	134,480	147,980	100,250
Sutton	340	380	230	8,470	8,500	8,350
Tower Hamlets	76,150	85,410	52,670	111,980	121,240	88,500
Waltham Forest	1,550	1,740	1,070	5,260	5,450	4,790
Wandsworth	18,000	20,190	12,450	23,330	25,550	17,700
Westminster	29,860	33,490	20,650	39,190	42,820	29,980
London	859,370	967,020	599,780	1,153,600	1,261,300	895,740
CAZ	583,280	658,670	407,360	617,530	692,870	441,720
NIOD	71,190	79,840	49,240	87,820	96,470	65,870
OPDC	880	550	880	19,180	18,750	20,280

* See Figure 17 for scenario details

Appendix 1 - LESD data fields

Field type	Field name	Description
Unique site identifier	LESD_2024_ID	Unique site reference in the LESD 2024
Local authority	Local planning authority	Name of the local planning authority
	Borough	Name of the borough
Data source	Data Source (group)	Data source (see report sections 2.1 and 3.1)
	Data Source (detailed)	Detailed data source information
Site references	GLA PLD ID	Unique site reference in the GLA's Planning London Datahub
	Brownfield ID	Brownfield site register reference
	LPA_SiteAllocation_reference	Local Planning Authority site allocation reference
	LPA_reference	Local Planning Authority planning application reference
	LESD2021ID	Unique site reference in the LESD 2021 (for carried forward sites)
	Other Reference ID	Other reference numbering where relevant
Planning status	status	Planning status e.g. approved, commenced, completed
Development information	application_type_full	e.g. Full planning permission, outline planning permission, prior approval etc.
	description	Development description in the planning permission or site allocation
	site_name	Name / address of the site
	postcode	Post code of the site address
	ward	Ward in which the site is located
	centroid_easting	Ordnance Survey grid reference
	centroid_northing	Ordnance Survey grid reference
	uprn	Unique Property Reference Number
	decision_date	Date of decision for planning permission
	actual_commencement_date	Date on which the development started on site
	actual_completion_date	Date on which the development was completed
	lapsed_date	Date on which the planning permission would lapse
Floorspace lost (sqm) Gross Internal Area	A1_lost	Shops floorspace lost
	A2_lost	Financial and professional services floorspace lost
	A3_lost	Restaurants and cafés floorspace lost
	A4_lost	Drinking establishments floorspace lost
	A5_lost	Hot food takeaways floorspace lost
	B1_lost	Business floorspace lost

Field type	Field name	Description
	B1a_lost	Office floorspace lost
	B1b_lost	Research and development floorspace lost
	B1c_lost	Light industrial floorspace lost
	B2_lost	General industrial floorspace lost
	B8_lost	Storage or distribution floorspace lost
	C1_bedrooms_lost	Hotel bedrooms lost
	C2_lost	Residential institutions floorspace lost
	D1_lost	Non-residential institutions floorspace lost
	D2_lost	Assembly and leisure floorspace lost
	SG_lost	Sui generis uses floorspace lost (uses specifically defined and excluded from classification by legislation)
Floorspace gained (sqm) Gross Internal Area	A1_gain	Shops floorspace gained
	A2_gain	Financial and professional services floorspace gained
	A3_gain	Restaurants and cafés floorspace gained
	A4_gain	Drinking establishments floorspace gained
	A5_gain	Hot food takeaways floorspace gained
	B1_gain	Business floorspace gained
	B1a_gain	Office floorspace gained
	B1b_gain	Research and development floorspace gained
	B1c_gain	Light industrial floorspace gained
	B2_gain	General industrial floorspace gained
	B8_gain	Storage or distribution floorspace gained
	C1_bedrooms_gain	Hotel bedrooms gained
	C2_gain	Residential institutions floorspace gained
	D1_gain	Non-residential institutions floorspace gained
	D2_gain	Assembly and leisure floorspace gained
	SG_gain	Sui generis uses floorspace gained (uses specifically defined and excluded from classification by legislation)
Known data fields	Completion Year (Known / Estimate)	Year of development completion (if known)
	Jobs if Known?	Estimate of jobs capacity (if known)
	Jobs Data Source	Source of known jobs capacity information
Site Area	GISArea_ha	The area of the site in hectares

Field type	Field name	Description
Spatial references	Sub Region	The sub-region in which the site is located
	CAZ	Central Activities Zone
	NIOD	Northern Isle of Dogs
	Inner	Inner London
	Outer	Outer London
	OppArea	Opportunity Area (where relevant)
	TownCentre	Town centre (where relevant)
	HighStreet	GLA High Street (where relevant)
	SIL	Strategic Industrial Location (where relevant)
	LSIS	Locally Significant Industrial Site (where relevant)
Forecast Completion Year	Forecast Year	Forecast year of development completion
Estimated jobs capacity	A1 Jobs	Shops jobs capacity
	A2 Jobs	Financial and professional services jobs capacity
	A3 Jobs	Restaurants and cafés jobs capacity
	A4 Jobs	Drinking establishments jobs capacity
	A5 Jobs	Hot food takeaways jobs capacity
	B1a Jobs	Office jobs capacity
	B1b Jobs	Research and development jobs capacity
	B1c Jobs	Light industrial jobs capacity
	B2 Jobs	General industrial jobs capacity
	B8 Jobs	Storage or distribution jobs capacity
	C1 Hotel jobs	Hotel bedrooms gained
	C2 Jobs	Residential institutions jobs capacity
	D1 Jobs	Non-residential institutions jobs capacity
	D2 Jobs	Assembly and leisure jobs capacity
	SG Jobs	Sui generis uses jobs capacity
	Other	Other uses jobs capacity
Total Jobs	Total jobs capacity	
Non-B2/B8 Ind	Non-general industrial/storage or distribution uses jobs capacity	

Appendix 2 - Inner and outer London boroughs

Inner London	Outer London
Camden	Barking & Dagenham
City of London	Barnet
Greenwich	Bexley
Hackney	Brent
Hammersmith & Fulham	Bromley
Islington	Croydon
Kensington & Chelsea	Ealing
Lambeth	Enfield
Lewisham	Haringey
Newham	Harrow
Southwark	Havering
Tower Hamlets	Hillingdon
Wandsworth	Hounslow
Westminster	Kingston
	Merton
	Redbridge
	Richmond
	Sutton
	Waltham Forest

Appendix 3 – Phasing assumptions

Each site in the LESD contains a forecast year for the estimated completion of the development and the realisation of the capacity to accommodate new employment (see Section 2.4.7 and Figure 6). To account for uncertainty on the forecast years beyond 2025, the LESD produces employment capacity estimates that are distributed or ‘smoothed out’ either side of the forecast years set out in Section 2.4.7. The results of this smoothing out are illustrated in Figure 8 of this report.

Tables A3.1 and A3.2 below provide details of the assumptions used to distribute employment capacity estimates either side of the input forecast years.

Table A3.1 Smoothing assumptions (percentages) used for LESD 2024 forecast years (2024-2036)

Input Year	Output 'Forecast year'												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2024	100												
2025		100											
2026		25	40	15	5	5	5	5					
2027		10	15	40	15	5	5	5	5				
2028			10	15	40	15	5	5	5	5			
2029				10	15	40	15	5	5	5	5		
2030					10	15	40	15	5	5	5	5	
2031						10	15	40	15	5	5	5	5
2032							10	15	30	10	10	10	10
2033								10	15	30	10	10	10
2034									10	15	30	10	10
2035										10	15	30	10
2036												10	20
2037													10

Table A3.2 Smoothing assumptions (percentages) used for LESD 2024 forecast years (2037-2050)

Input Year	Output 'Forecast year'														
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
2032	5														
2033	10	5													
2034	10	10	5												
2035	10	10	10	5											
2036	10	10	10	10	5	5	5	5	5	5					
2037	20	10	10	10	10	5	5	5	5	5	5				
2038	10	20	10	10	10	10	5	5	5	5	5	5			
2039		10	20	10	10	10	10	5	5	5	5	5	5		
2040			10	20	10	10	10	10	5	5	5	5	5	5	
2041				10	20	10	10	10	10	10	5	5	5	5	
2042					10	20	10	10	10	10	10	10	5	5	
2043						10	20	10	10	10	10	10	10	10	
2044							10	30	10	10	10	10	10	10	
2045								10	40	10	10	10	10	10	
2046									10	50	10	10	10	10	
2047										10	60	10	10	10	
2048											10	70	10	10	
2049												10	80	10	
2050														10	90