

Emp Area Grading

| Action Area (CLLP 2006) | Map Location No. 2006 Study | Consultation Number, Jan 2020 | New Permanent Mapping No, 2020 | Designation (Draft Local Plan) | Address | Description | Area Definition (2019) | Grade (re-done 2019) | Total No. of units | Vacant/Derelict units | Occupancy Rate % | Major Occupiers | Occupiers by Type | No. of offices | Number of Units in Non B-Class Use (2019) | Percentage of Non B-Class % (2019) | Building age, No. of units Pre 1945 | Building age, No. of units Post 1945 |
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| KEA | 1A | 42 | 1 | High Quality | Scudamore Road (Braunstone Firth Industrial Estate) | Self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, and to the M1. Provides moderate quality accommodation for small, medium and large businesses. | Primary Employment Area | B | 65 | 7 | 89 | Big Bear Confectionary (Foxes Mints) Oadby Plastics Samworth Brothers Casepak JJ Foods Cavendish Nuclear (office) | Mixed but with an emphasis on food production, packaging and distribution/wholesale amongst larger employers and motor repair and trade amongst the smaller employers | 11 | 3 | 5 | 2 | 43 |
| PEA | 1B | 19 | 2 | General | Foxholes Road | Small modern industrial estate, comprising a number of moderate quality mid-sized industrial units. Separated from Braunstone Firth Industrial Estate by the railway line | Secondary Employment Area | B/C | 8 | 0 | 100 | Sarstedt Merton Group | Mixed trade and packaging, hygiene products/laboratory supplies | 0 | 0 | 0 | 0 | 7 |
| PEA | 2 | 10 | 3 | General | Oswin Road (Brailsford Industrial Estate) | Small, purpose built, self contained, 1980s industrial estate with good access and prominence. Provides good, popular accommodation for small businesses. | Secondary Employment Area | B/C | 35 | 0 | 100 | Universal Textiles | Primarily construction industry, trade and motor repair. Office businesses in recruitment Includes Big Box Business Centre | 7 | 1 | 3 | 0 | 28 |
| | 3 | Loss | N/A | Designation Removed | Recreation Ground Opposite 112 Hockley Farm Road | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| KEA | 4 | 44 | 4 | High Quality | Boston Road, Gorse Hill Industrial Estate | Quality, self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, leading to the Leicester Western By-pass and M1. Provides modern accommodation for small, medium and large businesses. | Primary Employment Area | B | 65 | 4 | 94 | Marks Electrical Clements APC Parcelrite Starstedt | Mixed but with an emphasis on electrical, engineering and parts manufacturing | 8 | 2 | 3 | 0 | 55 |
| KEA | 5A | 43 | 5 | High Quality | Leycroft Road and Knights Road (Bursom Industrial Estate) | Premier, self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, leading to the Leicester Western By-pass and M1. Provides modern accommodation for small, medium and large businesses | Primary Employment Area | A | 22 | 0 | 100 | Walkers Samworth Brothers Pepsico | Major employers in food production, distribution and engineering sectors. Smaller employers in motor repair/motor parts sectors. | 2 | 0 | 0 | 0 | 8 |
| Business Park | 5B | 40 | 6 | High Quality | Hoods Close | Premier, self-contained industrial estate in good location. Has prominence, critical mass and good access off the outer ring road, leading to the Leicester Western By-pass and M1. Area comprises a group of high value, modern industrial and warehouse facilities for several of the City's major employers. | Primary Employment Area | A | 7 | 0 | 100 | Office Depot/Viking Trelleborg Biffa | Major employers in waste, distribution and engineering sectors. | 0 | 0 | 0 | 0 | 0 |
| KEA | 5C | 45 | 7 | High Quality | Tollwell Road | Small group of high quality and prominent, mid-large sized industrial units, plus an office park, accommodating major employers. Benefits from the critical mass and strong location of the wider Bursom Industrial Estate employment cluster. | Primary Employment Area | B | 16 | 0 | 100 | Walkers Pepsico TNT | Major employers in food production, distribution and printing. Office park focused on healthcare. | 12 | 0 | 0 | 0 | 15 |
| Ashton Green Designation | 5D | 41 | 8 | High Quality | Samworth Bakery, 5 Bennion Road | New, modern production facility for a major employer. | Primary Employment Area | A | 1 | 0 | 100 | Samworth Brothers | Major food producer | 0 | 0 | 0 | 0 | 0 |
| Ashton Green Designation | 5E | 46 | 9 | High Quality | East of Thurcaston Road (existing Consent, Ashton Green Employment Land) | Consented greenfield development land | Development Area | B | 0 | 0 | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 |
| PEA | 6 | 11 | 10 | General | Land North of Sainsburys, Melton Road/Troon Way | Two vacant parcels to the north of a foodstore, totalling 2.46 ha and owned by Henry Boot Developments which could provide potential B-Class development sites | Development Area | C/D | 0 | 0 | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 |
| PEA | 7A(N) | Loss | N/A | Designation Removed | Humberstone Lane (North) | Part of Troon Industrial Estate. Provides mix of pre and post war buildings for a range of businesses small to large. This area generally lower quality accommodation with poorer access and prominence. Large unit in the north is vacant and partly derelict. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| KEA | 7B(S) | 31(North) | 11 | General | North of Troon Way, West of Humberstone Lane; Troon Way Business Centre Claymill road and Thurmaston Boulevard. | Provides mix of pre and post war buildings for a range of businesses small to large, ongoing refurbishment and improvements to accommodation. Self contained area with good prominence and access of the outer ring road. This area is a focus of smaller workshop accommodation. | Secondary Employment Area | B/C | 69 | 0 | 100 | Cemex | Mixed with a focus on motor parts and textiles | 6 | 5 | 7 | 5 | 64 |
| KEA | 8A-9 | 31(South) | 12 | General | Troon Industrial Estate south of Troon Way/Thurmaston Lane. (includes Raynor Road; Barkby Road; Lewisher Road; Trevanth Road; Highmeres Road and Progress Way. | Provides mix of pre and post war buildings for a range of businesses small to large, ongoing refurbishment and improvements to accommodation. Self contained area with good prominence and access of the outer ring road. | Secondary Employment Area | B/C | 120 | 1 | 99 | SPS Technologies Nylacast Engineered Products Greenshires Group Burrows and Smith | Strongly mixed area with a diverse range of uses including, textiles, mixed manufacturing, printing, recycling and engineering. | 3 | 4 | 3 | 15 | 54 |
| KEA | 8 | 31(South) | 13 | High Quality | Triangle, north of A6030; Offices and Food Park on High View Close and industrial units on Crest Rise and at 30 Lewisher Road. | Area of modern offices and industrial units, including a Food Park, in a prominent position, off the A6030. The main source of modern office property outside of the City Centre. | Primary Employment Area | B | 54 | 2 | 96 | Universal Flexible Packaging India Tea/Yakub Chemist Care Home Services | Mixed office park dominated by financial services, food park plus several larger warehouses in packaging/logistics services. | 40 | 0 | 0 | 0 | 0 |

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| PEA | 8 | 31(South) | 14 | Neighbourhood | Ireton Avenue | Small, self-contained 1970/80s business estate of moderate quality. Although surrounded by residential areas, access is reasonable although prominence low. | Neighbourhood Employment Area | C | 12 | 0 | 100 | Lestercast | Mixed engineering, textiles, trade uses. | 0 | 0 | 0 | 0 | 12 |
| KEA | 8B | 47 | 15 | High Quality | Troon Industrial Estate East of Barkbythorpe Road, north of Thurmaston Lane (includes New Star Road; Wenlock Way/ Cannock Street; Waterside Road/Hilltop Road/Mountain Road) | Provides mix of pre and post war buildings for a range of businesses small to large, ongoing refurbishment and improvements to accommodation. Self contained area with good prominence and access of the outer ring road. The north of the Area includes a number of major employers, notably Sofidel. | Primary Employment Area | B/C | 137 | 2 | 99 | Sofidel Taylor Hobson | Strongly mixed area with a diverse range of uses including textiles, mixed manufacturing, printing, recycling and engineering. | 9 | 2 | 1 | 0 | 137 |
| PEA | 10 | 48 | 16 | Neighbourhood | Gipsy Lane/Hampden Road | Prominent, large, isolated, pre-war building with reasonable access. Building is coming to the end of its economic life, but appears in full use at present, including sizable textile business Whos Who. | Operational Historic Employment Area/Textile Area | D | 2 | 0 | 100 | Who's Who Select Windows | Large textile business, plus secondary windows manufacturer | 0 | 0 | 0 | 0 | 2 |
| PEA | 11 | 16 | 17 | General | Uxbridge Rod | Self-contained, purpose built industrial estate. Good access as close to outer ring road. Reasonably prominent, post war buildings catering to a mix of small and medium sized businesses. | Secondary Employment Area | B/C | 12 | 0 | 100 | Task Corporation Elite Displays | Dominated by trade uses | 0 | 3 | 25 | 0 | 11 |
| PEA | 12 | Loss | N/A | Designation Removed | Loughborough Road | Area comprises a single large unit, in use as Bestway Cash and Carry. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| PEA | 13 | 17 | 18 | General | Loughborough Road/Palmer Street | Small area of appears to be in full use by Jelson Homes. Access good off outer ring road. Some residential areas in close proximity. | Secondary Employment Area | C/D | 9 | 0 | 100 | Jelson Homes | Construction | 1 | 0 | 0 | 3 | 6 |
| PEA | 14 | Loss | N/A | Designation Removed | Victoria Road North | Small area of 1970/80s purpose built accommodation, with most property in motor trade use. Reasonable access but in high density residential area. All property appears to be in non B-Class uses. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| PEA | 15 | 21 | 19 | General | Whitefield Road | Small, self-contained, low grade industrial estate with good access off the outer ring road. Comprises small units mostly occupied by motor garages, plus a single larger unit. Fronted by residential areas. | Secondary Employment Area | D | 3 | 0 | 100 | ENVA | Auto repair businesses plus one large waste processor | 0 | 0 | 0 | 0 | 2 |
| PEA | 16-17 | 12 | 26 | General | Parker Drive and Menzies Road Industrial Estate | Post war purpose built industrial estate with good access considering its location on the fringe of the City Centre. Prominent to Blackbird Road and Abbey Gate, the area comprises large occupiers including major warehousing. Ongoing refurbishment and improvement has taken place. Includes Parker Drive Trade Park, where some new build development has taken place and one site of 0.82 ha remains available for trade uses (units currently under construction here). 2.51 ha of land at the Blackbird Road/Abbey Lane junction is in use for Sui Generis Car Showrooms and retail and excluded. | Secondary Employment Area | C | 39 | 4 | 90 | City Styles Wells and Root First Buses Cofresh Snack Foods Ltd | Engineering, textiles, food production, printing and mixed manufacturing. Other properties, with main road frontage are primarily in trade uses. | 2 | 3 | 8 | 12 | 25 |
| PEA | 18 | Loss | N/A | Designation Removed | Ross Walk/Holden Street | Small area of reasonably modern buildings, includes one large offices in a D1 educational/place of worship use, and one small unit used by the Sea Cadets (D1). Remaining occupier, BPX Electro Mechanical is in a trade use. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| PEA | 19 | 13 | 23 | General | Ross Walk Business Centre | Isolated, pre war building in relatively poor location with limited access and prominence. However, facility appears to have received some investment/refurbishment and now operates as Leicester Business Centre. Also some space is in use by Leicester College, for D1 education facilities. | Operational Historic Employment Area/Textile Area | C | 1 | 0 | 100 | Leicester College | Mixed consultancy and ICT firms, plus College | 0 | 0 | 0 | 0 | 1 |
| PEA | 20 | Loss | N/A | Designation Removed | Ross Walk/Bruin Street | Isolated pre war buildings. Area is below minimum size. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| PEA | 21 | 24 | 24 | General | Ross Walk/Macdonald Road/Law Street | Small, modern industrial scheme in dense residential area. Limited access and prominence, yet popular and busy. Small infill plot of 0.09 ha on Macdonald Road frontage. | Secondary Employment Area | C | 7 | 0 | 100 | Sanjay Foods Windowworld Leicester | Mixed food production, logistics and trade | 0 | 0 | 0 | 0 | 0 |
| PEA | 22 | 50 | N/A | Designation Removed | Marjorie Street/Hildyard Road | Buildings on the south side of Hildyard Road are in non B-Class use, a social club and place of worship. Remaining properties on Marjorie Street comprise only 0.25 ha of space. Area is below minimum size. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| PEA | 23 | 32 | 39 | General | Gipsy Lane/Catherine Street/Canon Street | Area includes HQ facilities for one major occupier. Large warehouse on Gipsy Lane frontage is in use as place of worship, with substantial frontage alterations and is excluded. | Mixed Use Area | D | 2 | 0 | 100 | Parker Plant | Quarrying, construction equipment | 0 | 0 | 0 | 1 | 1 |
| PEA | 24-25 | 27 | 38 | General | Ash Street/Frisby Road and Hastings Road/Lunsford Road | Quite large area of purpose built self-contained area of 1960s/70s/80s buildings. Mix of small and medium sized businesses. Reasonable access | Secondary Employment Area | C | 94 | 4 | 96 | Neil Brothers Leicester Trading Services The Hub Self Storage Transgate Ltd | Mixed, with larger employers in packaging, food production and textiles use. Smaller businesses in motor repair and engineering use. Two large trade businesses. | 0 | 0 | 0 | 4 | 88 |
| PEA | 26 | 4 | 41 | General | Sulgrave Road | Area of low quality buildings providing important local small business accommodation irrespective of the fact that some are coming to end of economic life. In dense residential area which suffers from poor access. Lacks prominence and critical mass. Generally a relatively busy business area. | Operational Historic Employment Area/Textile Area | C/D | 6 | 0 | 100 | City Council | One large Council depot plus smaller units in a mix of uses | 0 | 2 | 33 | 1 | 3 |
| PEA | 27 | 3 | 42 | General | Tithe Street (Evington Industrial Estate) | Large, moderate quality industrial estate. Reasonable access off Coleman Road and Kitchener Road. A mix of small and medium sized businesses, old and new properties with on-going refurbishment and improvements. | Secondary Employment Area | B/C | 45 | 0 | 100 | Harrison Castings | Around a third of occupiers in motor repair, others mixed construction and engineering | 8 | 2 | 4 | 5 | 31 |

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| PEA | 28, 31 | 7 | 51 | General | Sidwell Street and Benson Street | Area of poor quality buildings that provide important local small business space in the textile sector, irrespective of fact that some are coming to end of their economic life. In dense residential area which suffers from poor access. Although lacks prominence and critical mass, it is a relatively busy business area. | Operational Historic Employment Area/Textile Area | C/D | 22 | 0 | 100 | BT Fashions | 80 percent textiles, 20 percent trade uses | 0 | 2 | 9 | 22 | 0 |
| PEA | 29 | 52 | 53 | Neighbourhood | Dorothy Road | Area of large, older, moderate quality buildings in use by the textile sector. In dense residential area which suffers from poor access. Lacks prominence and critical mass. | Operational Historic Employment Area/Textile Area | D | 2 | 0 | 100 | Nisan Engineering Varna UK Premier Drapes | 50:50 textiles and motor repair | 0 | 0 | 0 | 0 | 2 |
| PEA | 30 | 5 | 52 | General | Linden Street/Gedding Road | Area of large, moderate/poor quality buildings which provide important local small business space in the textile sector, irrespective of the fact that some are coming to end of economic life. Includes facilities for Next clothing. In dense residential area which suffers from poor access. Relatively busy, business area. Lacks prominence and critical mass. | Operational Historic Employment Area/Textile Area | C/D | 5 | 0 | 100 | Next Hottentot Clothing | Textiles plus a place of worship | 1 | 1 | 20 | 3 | 2 |
| PEA | 32 | 51 | 49 | Neighbourhood | Prospect Road | Small area of poor quality buildings in dense residential area, which suffers from very poor access. Relatively busy business area. Lacks prominence and critical mass. | Neighbourhood Employment Area | D | 6 | 1 | 83 | Impress Clothing Fashion Statements | 100 percent textiles | 0 | 0 | 0 | 6 | 0 |
| PEA | 33 | 6 | 50 | General | Rolleston Street/London Street | Area of poor quality buildings which provides important local, small business space, in the textile sector, irrespective of the fact that some are coming to end of economic life. Three new or refurbished units have been delivered on Rolleston Street. In dense residential area which suffers from poor access. Relatively busy business area. Lacks prominence | Operational Historic Employment Area/Textile Area | C/D | 21 | 1 | 95 | Fashion Styles Johnsons Paints | 80 percent textiles, 20 percent trade uses | 1 | 2 | 10 | 19 | 2 |
| PEA | 34 | 25 | 45 | General | St Barnabas Road | Area of very large, moderate quality mill buildings which provides important local, small business space. Several buildings have seen some small scale investment and all appear to be well used. Includes some larger occupiers such as Multi Packaging Solutions. In dense residential area which suffers from very poor access. Relatively busy business area. Lacks prominence | Operational Historic Employment Area/Textile Area | C | 7 | 0 | 100 | Nexus Multi Packaging Solutions | 60 percent textiles, 40 percent trade and packaging uses | 0 | 0 | 0 | 2 | 3 |
| PEA | 35 | 26 | 43 | General | Spalding Street | Well maintained, older buildings used by micro-small textile businesses. Includes one more modern building for Galaxy Knitwear. Poor access. Lacks prominence and critical mass. | Operational Historic Employment Area/Textile Area | C/D | 4 | 0 | 100 | Leicester Shop Fronts Fingella Galaxy Knitwear | 75 percent textiles, 25 percent trade uses | 0 | 0 | 0 | 0 | 3 |
| PEA | 36 | 53 | 44 | Neighbourhood | Lancaster Street | Moderate quality space accommodating a number of micro textile firms. Poor road access. Lacks prominence and critical mass. | Operational Historic Employment Area/Textile Area | D | 5 | 0 | 100 | Real Catwalk Twenty 9 | 100 percent textiles | 0 | 0 | 0 | 0 | 5 |
| PEA | 37c | 56 | 48 | Neighbourhood | Cottesmore Road/Spence Street | Lower grade warehouse complex in a residential area, primarily occupied by a large wholesaler. Relatively busy business area. Lacks prominence. | Mixed Use Area | C/D | 3 | 0 | 100 | Mr Burger | Wholesale plus a car garage | 0 | 1 | 33 | 3 | 0 |
| PEA | 37b | 55 | 47 | Neighbourhood | West of Bridge Road/Spence Street | Lower grade warehouse complex in a residential area. However, location has seen some redevelopment to create new B-Class buildings on Bridge Road. Relatively busy business area. Lacks prominence. | Neighbourhood Employment Area | C/D | 12 | 0 | 100 | Zarah Home Interiors Webb Print | Mixed trade, engineering and printing | 0 | 0 | 0 | 11 | 0 |
| PEA | 37a | 54 | 46 | Neighbourhood | Spence Street/St Barnabas Road | Lower grade, single storey textile warehouse and car garage in a residential area. Relatively busy business area. Lacks prominence. | Operational Historic Employment Area/Textile Area | C/D | 2 | 0 | 100 | Fashion Land End of Life Cars | Textiles plus a car garage | 0 | 0 | 0 | 0 | 1 |
| PEA | 38 | 1 | 40 | General | Portishead Road | Small reasonably self-contained area of moderate quality 1970s units, mix of one large occupier and a number of small businesses. Not well maintained. Reasonable access. 0.30 ha north of Portishead Road represents a modest infill plot, currently used for vehicle parking. | Operational Historic Employment Area/Textile Area | C/D | 9 | 0 | 100 | Sweet Threads | Primarily motor repair uses, plus two textile firms | 9 | 1 | 11 | 0 | 9 |
| PEA | 39 | 30 | 55 | General | Gwendolen Road/Chesterfield Road/Evington Valley Road | Area of poor quality buildings which provides important local, small business space, particularly in the textile sector, irrespective of the fact that they are coming to end of economic life. Includes space for one major occupier, Cresshall. Some frontage units in B8 trade use. In dense residential area which suffers from poor access. Relatively busy business area. Lacks prominence. | Operational Historic Employment Area/Textile Area | C | 21 | 2 | 90 | Cresshall S and P Coil Products | Includes several large manufacturers, smaller units in mixed textile and motor repair uses. | 0 | 4 | 19 | 9 | 12 |
| PEA | 40 | 22 | 35 | Neighbourhood | Humberstone Road | Small, triangular shaped area of open storage, prominently located on the A47. Incorporates a builders merchant, car wash and scrap yard. | Mixed Use Area | D/E | 1 | 0 | 100 | Leicester Motor Spares Matesons Building Materials | Trade/motor trade uses | 0 | 0 | 0 | 1 | 0 |
| KEA | 41-42 | 34 | 36 | General | Harmead Road/Cobden Street/Ulverscroft Road | Large, moderate quality industrial estate. Including some major employers. Includes major production facilities for Bostik and Shoe Zone facility. Other large occupier, Dhamecha Group, is a B8 Trade use. Reasonable access off Coleman Road and Kitchener Road. A mix of small and medium sized businesses, old and new properties with on-going refurbishment and improvements. | Primary Employment Area | B/C | 39 | 0 | 100 | Bostik Shoe Zone Dhamecha Walkers Midshire Foods | Mixed, although apart from Shoe Zone and Bostik most large employers are food producers | 0 | 4 | 10 | 0 | 33 |
| PEA | 43 | 49 | 37 | Neighbourhood | Weymouth Street/Bardolph Street | Area of large, poor quality buildings coming to end of economic life in dense residential area which suffers from very poor access. A high proportion of the space remains in use however, with occupiers including printers and textile firms. Relatively busy business area. Quite distinct character from neighbouring Ulverscroft Road (42) Lacks prominence and critical mass. There is a small infill plot of 0.16 ha at the Martin Street/Carter street junction. | Operational Historic Employment Area/Textile Area | D | 8 | 3 | 63 | Pipi Kwatachi | 50:50 textiles and packaging | 0 | 0 | 0 | 6 | 2 |

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| PEA | 44 | 59 | 30 | General | Syston Street West | Small, busy industrial area. Incorporates a mix of older factory premises and small terraced micro business space. The latter seems well occupied while the former is of lower quality, incorporating several B8 trade uses. Reasonable access and prominence off key route into City Centre. Provides a good mix of popular, small business accommodation. | Operational Historic Employment Area/Textile Area | C/D | 16 | 0 | 100 | Gilsons Foods | 75 percent food businesses, 25 percent trade | 1 | 1 | 6 | 0 | 15 |
| PEA | 45 | 8 | 29 | General | Melton Street/Britannia Street | Moderate quality busy industrial area with a mix of pre and post war buildings. Reasonable access and prominence off key route into City Centre. Provides a good mix of small business accommodation which appears well used, including a range of textile industry occupiers and several community uses. | Operational Historic Employment Area/Textile Area | C | 30 | 6 | 80 | RDD Europe LTD Elite Graphics | Mixed including textile manufacturing and motor services | 3 | 7 | 23 | 5 | 20 |
| PEA | 46 | Loss | N/A | Designation Removed | Blackbird Road/Devonshire Road | All premises are in retail or motor trade use. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 47-48 | 20 | 27 | General | Woodgate/Bradgate Street/Ravensbridge Drive/Blackbird Avenue | Moderate quality industrial area with a mix of pre and post war buildings. Reasonable access and prominence off key routes into City Centre. Provides a good mix of small business accommodation, irrespective of the fact that some buildings are coming to the end of their economic life. There has been some investment in new trade premises at the Ravensbridge Drive/Abbey Gate junction, also on the Woodgate frontage, where new uses include an Aldi foodstore. Generally, B8 trade uses increasingly dominate across the Area. Area has critical mass. Some 0.8 ha of underused infill land is available and the junction of Bradgate Street and Littleton Street. | Secondary Employment Area | C | 38 | 2 | 95 | Leicester Precision Components Toolstation BT Fleet | Mixed including some larger logistics and manufacturing businesses. Smaller units mostly in trade use. | 0 | 4 | 11 | 5 | 30 |
| PEA | 49 | Loss | N/A | Designation Removed | Navigation Street/Charter Street | Moderate quality industrial area with a mix of pre and post war buildings. Reasonable access and prominence off inner ring road. Some buildings are coming to the end of their economic life and wider area is proposed for mixed use regeneration, based around residential development, potentially also leisure and office options, subject to masterplanning. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 50 | Loss | N/A | Designation Removed | William Street/Constitution Hill | Mixed use area on inner ring road close to the railway station, includes a group of retail units on the A594 frontage. Only one building, accommodating Fashion UK in the South, is in B-Class use, other properties in A1, Sui Generis or D1 uses. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 51 | East of the Railway | 33 | General | Murray Street/Upper Charnwood Street/Vulcan Road | Medium sized cluster of employment uses close to the City centre. Predominately small business units, and includes the Council's Vulcan Business Centre and Charnwood Industrial Units. Valuable resource, although access constrained and surrounded by residential areas. | Secondary Employment Area | C | 37 | 0 | 100 | Kaby Engineering Neyta Motor Engineers | Mixed but with some emphasis on food production and general wholesale | 0 | 3 | 8 | 3 | 33 |
| PEA | 52 | West of the Railway | 32 | General | Humberstone Road/Kent Street/Graham Street/Nedham Street | Moderate quality industrial area with a mix of pre and post war buildings. Reasonable access and prominence off the inner ring road. Provides a mix of small business accommodation, irrespective of the fact that some buildings are coming to the end of their economic life. Also accommodates one large employer, Lesta Packaging. | Secondary Employment Area | C | 57 | 0 | 100 | Lesta Packaging Fara Estates Jewsons | Large packaging company, most other uses are trade and motor repair. | 0 | 3 | 5 | 6 | 47 |
| PEA | 53 | 35 | 31 | General | Humberstone Road/Crafton Street East | Moderate quality industrial area with mix of pre and post war buildings. Reasonable access and prominence off the inner ring road. Provides a mix of small business accommodation, including a number of trade and community uses. | Mixed Use Area | C/D | 18 | 0 | 100 | Steer Automotive Group Leicester Kiran Motors Leicester | Approx. 50:50 motor repair and trade | 0 | 1 | 6 | 18 | 0 |
| PEA | 54 | 2 | 34 | Neighbourhood | Hutchinson's Street/Maidstone Road | Valuable resource of small workshops for starter businesses in a location close to the City Centre. | Neighbourhood Employment Area | C/D | 23 | 3 | 87 | Lesta Bodywork Car Care Dana Mot Garage | Approx. 50:50 motor repair and mixed food production/engineering | 0 | 2 | 9 | 0 | 23 |
| Proposed Business Park | 55 | 29 | 54 | General | Western Boulevard | Good quality office area close to City Centre, home to a number of major occupiers. | Primary Employment Area | B | 5 | 0 | 100 | PA Housing Gallagher Newtons4th DeMontford University | Mixed professional services, financial services, call centre uses. One office is part of the University and partly in D1 use at present. | 5 | 1 | 20 | 0 | 0 |
| PEA | 56 | Loss | N/A | Designation Removed | Eastern Boulevard/Ullswater Street/Rydal Street | With the exception of a Car Garage on Rydal Street, the whole area has been refurbished for student accommodation. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 57 | Loss | N/A | Designation Removed | Walnut Street | Area comprises a gym and Sui Generis car dealership. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 58 | 38 | 56 | General | Burnmoor Street | Ageing brick buildings, generally subdivided factories, e.g. Komet Works, occupied by small businesses. Incorporates an electricity substation. Busy area. Poor access through residential area on City Centre fringe. | Operational Historic Employment Area/Textile Area | C/D | 9 | 0 | 100 | Uhq Bamboozle | Mixed motor repair and engineering. Two units within wider blocks in leisure uses. | 1 | 2 | 22 | 9 | 0 |
| PEA | 59 | Loss | N/A | Designation Removed | Welford Road | Area comprises Sui Generis car dealerships. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 60 | Loss | N/A | Designation Removed | Bisley Street/Adjacent to former railway line/Western Road | Ageing brick buildings, generally subdivided factories occupied by small businesses. Busy area. Extremely poor access through residential area fringe. Lacks prominence and critical mass. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Proposed Business Park | 61 | Loss | N/A | Designation Removed | Raw Dykes Road/E-ON/National Grid Site | Major Occupiers. Also includes an area of unsurfaced car parking for the adjacent football stadium. In identified development area for Leicester City Football Club | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 62 | 36 | 57 | General | Freemans Industrial Estate, Freemans Common/Euston Street/Ealing Road | Moderate quality industrial estate. Key local employment area. Essentially 1970s and 80s buildings with a mix of small and medium sized employers, including a number of wholesalers. One unit is in use as a church, but could be converted back. | Secondary Employment Area | B/C | 80 | 2 | 98 | Leicester Wholesale Fruit Market GAP Ltd B & P Fabrications Welding Supplies | Dominated by trade uses, 60-70 percent | 2 | 3 | 4 | 0 | 80 |

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| PEA | 63 (East) | 18 | 61 | Neighbourhood | South of Dartford Road, North of Batten Street | Small older industrial area, fronting the A426 and bounded by housing, with other residential proposed. | Neighbourhood Employment Area D | | | 3 | 0 | 100 | Forst (UK) Airplants Dust Extraction | Mixed manufacturing | 0 | 0 | 0 | 0 | 3 |
| PEA | 63 (West) | 28 | 60 | Neighbourhood | South of Greenhith Road | Small backland textile area in a dense residential location, but incorporating one large business, in reasonable quality industrial accommodation - Colours Dyers and Finishers | Operational Historic Employment Area/Textile Area C/D | | | 7 | 0 | 100 | Colours Dyers and Finishers | One large textile business, bounded by car garages | 0 | 1 | 14 | 0 | 7 |
| PEA | 64 | 37 | 58 | General | Oakland Road/Morris Road/Knighton Junction Lane | Moderate, quality industrial estate. Mixed uses and quality of buildings. Reasonable access, although surrounded by housing. | Secondary Employment Area C | | | 57 | 0 | 100 | Siddons Packaging Arc Fabrics E E Smith Contracts | Mixed light fabrication, engineering, textiles and packaging | 4 | 5 | 9 | 5 | 49 |
| PEA | 65 | 9 | 62 | General | Percy Road | Generally two storey brick buildings in tight, residential area. In use and in reasonable condition, with some refurbishment in evidence. Buildings have limited servicing or car parking. Access constrained by one-way road system. Lacks prominence and critical mass. | Operational Historic Employment Area/Textile Area C | | | 17 | 0 | 100 | C N C Punching IST Power Texan | Primarily textiles | 0 | 2 | 12 | 15 | 2 |
| PEA | 66 | Loss | N/A | Designation Removed | Grace Road | Generally two storey brick buildings in tight, residential area. Mostly in use and in reasonable condition. Buildings have limited servicing or car parking. Lacks prominence and critical mass. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 67 | Loss | N/A | Designation Removed | Aylestone Road (South) | Higher value, road related, quasi-retail uses. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 68 | Loss | N/A | Designation Removed | Aylestone Road (North) | Higher value, road related, quasi-retail uses. Whole site occupied by Nationwide Motor Glass | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 69 | Loss | N/A | Designation Removed | Disraeli Street/Granby Road/Canal Street | Low grade small business area, with relatively poor access and prominence, although reasonably good servicing areas. Large, multi-storey buildings at end of economic life. Previously derelict sites north and south of Disraeli Street have now been redeveloped for housing. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| PEA | 70 | 14 | 63 | General | South of Burgess Road/Saffron Way | Mixed area. Burgess Road comprises old units for small businesses. There is a large, multi-storey building on Burgess Road coming to the end of its economic life which would be difficult to convert. Saffron Way is a busy, small, 1970's industrial estate. | Operational Historic Employment Area/Textile Area C | | | 28 | 0 | 100 | Spirit G Harrison Buildrite 497 Saffron Lane | Mixed, with some emphasis on trade and engineering | 5 | 3 | 11 | 9 | 16 |
| Office Areas | 71 | N/A | N/A | Designation Removed | Saxby Street/London Road | Area of high quality office space achieves a critical mass in conjunction with area 72. Generally older buildings but of a sound quality, although one has been converted for student accommodation. Buildings mostly in financial services uses overlapping the A2/B1(a) use classes. | Primary Employment Area B | | | 15 | 0 | 100 | Al Rayan Bank Parmars | Financial services | 10 | 5 | 33 | 11 | 2 |
| Office Areas | 72 | N/A | N/A | | Waterloo Way/London Road/University Road/Regent Road/Granville Road/New Walk | Office district on edge of City Centre, located with University. Mostly Georgian/Victorian town houses converted into professional office space, interspersed with other uses and residential conversions | Primary Employment Area A | | | 80 | 4 | 95 | Age UK Parker Ross Group Showsec International Newby Castleman | Mixed with some emphasis upon financial services | 54 | 26 | 33 | 62 | 14 |
| Office Areas | 73 | N/A | N/A | | Waterloo Way/East Street/South Albion Street/Wellington Street/Albion Street/Welford Road/Tower Street | Office area south of City Centre. Mainly Georgian and Victorian town house conversions. Buildings generally older yet of a high quality | Primary Employment Area B | | | 58 | 1 | 98 | Idris and Co Solicitors Unison | Mixed with some emphasis upon financial services | 25 | 33 | 57 | 42 | 12 |

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| Office Areas | 74 | N/A | N/A | | Newake Street/Pocklington Walk/Grey Friars/St Martins/Friar Lane/Southgates | Office area on verge of City's retail core. Mainly Georgian and Victorian converted town houses. Narrow streets in places have impact on accessibility to some parts | Primary Employment Area | A | | 52 | 5 | 90 | Encore Personnel Dodds Solicitors | Financial and professional services | 22 | 30 | 58 | 40 | 7 |
| Potential Development Areas | 75 | N/A | N/A | | Beaumont Way | Undeveloped area of land, north of City Council Depot and east of Police Station. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 76 | N/A | N/A | | Lower Kevham Lane/Manor Farm Site | Grassland adjoining police station. Now under development for a place of worship. Any allocation in the Local Plan will need to reflect this. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 77 | N/A | N/A | | Gipsy Lane | Area developed for housing and a school. Former hospital being refurbished for housing. Now under development for a place of worship. Any allocation in the Local Plan will need to reflect this. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 78 | N/A | N/A | | Evington Valley Road | South of site is in use as a School and excluded from the area. North of the area comprises a very large mill building. Ground floor of mill and several external buildings are in use, including one more modern unit, but upper floors appear fully vacant and increasingly derelict. Access to site is okay. Some distance from motorway connections | Mixed Use Area | E | | 4 | 3 | 25 | Frozen World Factor Five Ronz Furniture | Mixed textile and trade | 1 | 1 | 25 | 3 | 1 |
| Potential Development Areas | 79 | N/A | N/A | | Abbey Park Street/Ross Walk (South) | Older buildings in the south, around Abbey Park Street, have been refurbished for housing and a community use. These have been excluded from the area. North comprises a low quality, multi occupancy, single storey factory building, still in use, plus vacant land. Home to a small group of low value, mostly textile businesses. Housing redevelopment has been considered across the whole area but not consented. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 80 | N/A | N/A | | Burley's Way/St Margaret's Way/Friday Street/St John's Street | Area incorporates a number of different types of premises from small modern terrace units to older large former factory buildings. Land north of Friday Street is consented for housing as is an office building in the south west. East of Watling Street, 1.57 ha comprises vacant/derelict land. Small businesses dominate with the majority of buildings being multi-let. Location near to City centre with direct access to inner ring road | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 81 | N/A | N/A | | Archdeacon Lane | Area is occupied by non-traditional employment uses, comprising trade uses, mostly of a low quality. Good access. North of the area is taken up by a sports arena, with residential and public open space sites in area, as well as locally listed buildings. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 82 | N/A | N/A | | Bedford Street North | Area is occupied by non B-Class uses including a hotel, place of worship and supermarkets. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 83 | N/A | N/A | | Burley's Way/Mansfield Street | Area inside inner ring road with easy access to City Centre. Businesses spread across area but mainly off the main radial routes. The buildings are generally older and of poor quality. Mixed area of older premises, fronted by the Bus Station. Some derelict premises. Many buildings converted to leisure uses such as night clubs. Critical mass is lost due to the sporadic nature of business location. | Mixed Use Area | D | | 11 | 2 | 82 | Williams Commerce Mansfield House Police Station | Mixed | 3 | 5 | 45 | 6 | 3 |
| Potential Development Areas | 84 | N/A | N/A | | Vaughan Way/St Peters Lane/Freeschool Lane | Area inside inner ring road with easy access to City Centre. Includes a number of poorly occupied offices fronting the ring road. Businesses spread across area but mainly off the main radial routes. The buildings are generally older and of poor quality. Critical mass is lost due to the sporadic nature of business location. | Mixed Use Area | C/D | | 12 | 1 | 92 | British Institute of Resource Development | Mixed including research | 2 | 10 | 83 | 3 | 5 |
| Potential Development Areas | 85 | N/A | N/A | | Friar Lane/Peacock Lane/Southgates | Area redeveloped for student accommodation and landscaping, along with some associated leisure. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 86 | N/A | N/A | | Duns Lane | Low grade business area west of Duns Lane. Includes some B-Class uses, including one textile business, mixed in with trade and motor repair uses. East is major office for Land Registry and hospital buildings | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

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| Potential Development Areas | 87 | N/A | N/A | | Western Road | A range of multi-storey mill buildings, the majority of which have been refurbished for housing and student accommodation. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |
| Potential Development Areas | 88 | N/A | N/A | | Duke Street/Welford Road/Oxford Street/Newarke Street | Mixed use City Centre area | Mixed Use Area | C | | 11 | 0 | 100 | | | 2 | 9 | 82 | 6 | 4 |
| Potential Development Areas | 89 | N/A | N/A | | East Street/Albion Street/Calais Street/Chatham Street | Mixed use City Centre area | Mixed Use Area | C | | 26 | 0 | 100 | N/A | Mixed | 3 | 23 | 88 | 14 | 6 |
| Potential Development Areas | 90 | N/A | N/A | | Former Granby Halls Site | Currently an NCP car park | Mixed Use Area | D | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Potential Development Areas | 91 | 39 | 59 | General | Faircharm Trading Estate/Marlow Road | Low grade business area with poor access through residential area. Older poorer quality buildings and narrow poor quality roads. However, most premises is in use | Operational Historic Employment Area/Textile Area | C/D | | 65 | 6 | 91 | NIS Signs Ezeey Storage Innovation Retail Display | Mixed including engineering, storage, shop fitters and similar services | 0 | 6 | 9 | 25 | 38 |
| Potential Development Areas | 92 | Loss | N/A | Designation Removed | British Gas/Transco Site | Major Occupiers. In use. | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| | 93a | 57 | 21 | Science Park | Pioneer Park, Exploration Drive (Abbey Meadows, adjacent to National Space Centre) | Mixed Area, incorporating Two large, high quality, office buildings, one workspace scheme, and the National Space Centre, along with further development land. | Primary Employment Area | A | | 3 | 0 | 100 | National Space Centre Office Twelve Redline Studios afuneralnotice | Mixed high tech and ICT office uses, plus the Space Centre | 2 | 1 | 33 | 0 | 0 |
| | 93b | 58 | 20 | Science Park | Pioneer Park (Leicester Science Park) Corporation Road; Abbey Meadows, former John Ellis School Site | Cleared land for development as part of the Science Park | Development Area | B | | 0 | 0 | N/A | N/A | N/A | 0 | 0 | N/A | 0 | 0 |
| | 94 | 23 | 28 | General | Waterside, between Sanveygate and Slater Street | Parts to be redeveloped as a series of regeneration schemes. Several developments completed. Focus for recent investment by the City Council and other parties. | Mixed Use Area | C | | 125 | 8 | 94 | Kidsaw Wolseley | Mixed, with some emphasis on trade and engineering | 6 | 17 | 14 | 8 | 111 |
| | 95 | N/A | N/A | N/A | Mansfield Street, Wharf Street and the St George's Cultural Quarter (formerly New Community) | Large mixed-use area of the City Centre, incorporating a number of large, multi-storey office buildings alongside a range of other uses. | Primary Employment Area | B | | 105 | 17 | 84 | Aon Job Centre | Typical mixed city centre uses including financial and marketing | 17 | 76 | 72 | 29 | 68 |
| | 96 | N/A | N/A | N/A | Railway Station (formerly Business Quarter) | Railway Station and City Centre leisure uses, alongside multi-storey flats. Includes on large office building occupied by Hastings Direct. | Primary Employment Area | B | | 17 | 0 | 100 | Hastings Direct | Mixed | 3 | 14 | 82 | 2 | 13 |
| | 97 | 15 | 22 | General | Abbey Lane/Corporation Road | Mixed area. Higher value, larger B-class and retail uses fronting Corporation Road. Moderate quality, ageing buildings on Abbey Lane. Reasonable access off outer ring road | Mixed Use Area | B/C | | 24 | 2 | 92 | Otis A-Plant | Large manufacturer, plus mixed area micro businesses in construction and trade uses (Abbey Court and A6 frontage) | 2 | 4 | 17 | 0 | 23 |

| Building age, No. of units Post 1990 | Building age, No. of units New | Building Quality, No. of units Derelict | Building Quality, No. of units, Poor | Building Quality, No. of units Average | Building Quality, No. of units Good |
|--------------------------------------|--------------------------------|-----------------------------------------|--------------------------------------|----------------------------------------|-------------------------------------|
| 7 | 13 | 0 | 3 | 51 | 11 |
| 1 | 0 | 0 | 0 | 7 | 1 |
| 7 | 0 | 0 | 1 | 34 | 0 |
| N/A | N/A | N/A | N/A | N/A | N/A |
| 9 | 1 | 0 | 2 | 57 | 6 |
| 10 | 4 | | 1 | 17 | 4 |
| 2 | 5 | 0 | 0 | 0 | 7 |
| 1 | 0 | 0 | 0 | 14 | 2 |
| 0 | 1 | 0 | 0 | 0 | 1 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 | 0 | 0 |
| N/A | N/A | N/A | N/A | N/A | N/A |
| 0 | 0 | 0 | 0 | 69 | 0 |
| 41 | 10 | 0 | 19 | 85 | 16 |
| 0 | 54 | 0 | 0 | 0 | 54 |

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| 1 | 0 | 0 | 0 | 11 | 1 | |
| N/A | N/A | N/A | N/A | N/A | N/A | |
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| 7 | 0 | 0 | 7 | 0 | 0 | |
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| 3 | 0 | 2 | 4 | 30 | 2 | |
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| N/A | N/A | N/A | N/A | N/A | N/A | |
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| 4 | 0 | 0 | 4 | 52 | 1 | |
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| 2 | 0 | 6 | 39 | 20 | 0 | |
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| 5 | 1 | 2 | 13 | 104 | 6 | |
| 4 | 4 | 4 | 22 | 69 | 10 | |
| 1 | 1 | 0 | 1 | 15 | 1 | |
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