



# It's all happening IN HALTON



[www.halton.gov.uk](http://www.halton.gov.uk)

# Local Economic Assessment

## Scope of the Report

- Economic Value and Growth by sector
- Employment and Economic Activity
- Skills
- Economic Inactivity and Unemployment
- Land and Property markets


# Local Economic Assessment

**1: Context and place**

To make Halton a better place for its residents, employees and businesses, a strong emphasis on economic prosperity is required. For Halton place-making extends beyond the development of capital schemes in isolation but leads us to an approach which connects our capital assets to Halton's communities, so that local people benefit from these opportunities. If we are to drive future economic growth and prosperity in the borough effectively, it will require the alignment of activities, development of new approaches and vehicles to regeneration and pooling resources accordingly. The current economic climate requires the delivery of services in a different way; they need to become more focused, and there is a need to develop new ways of working, particularly with the private sector.

The Halton Economic Assessment will comprise a robust evidence base about the Halton economy and a clear functional analysis of economic activity across the borough. This will then feed into the development of a local strategy and a rigorous assessment of key policy issues, trends and future scenarios.

**Map of Halton**



Produced by the Customer Intelligence Unit (CIU)

re?  
contextual information for Halton. Information is constantly updated and can [research](#)

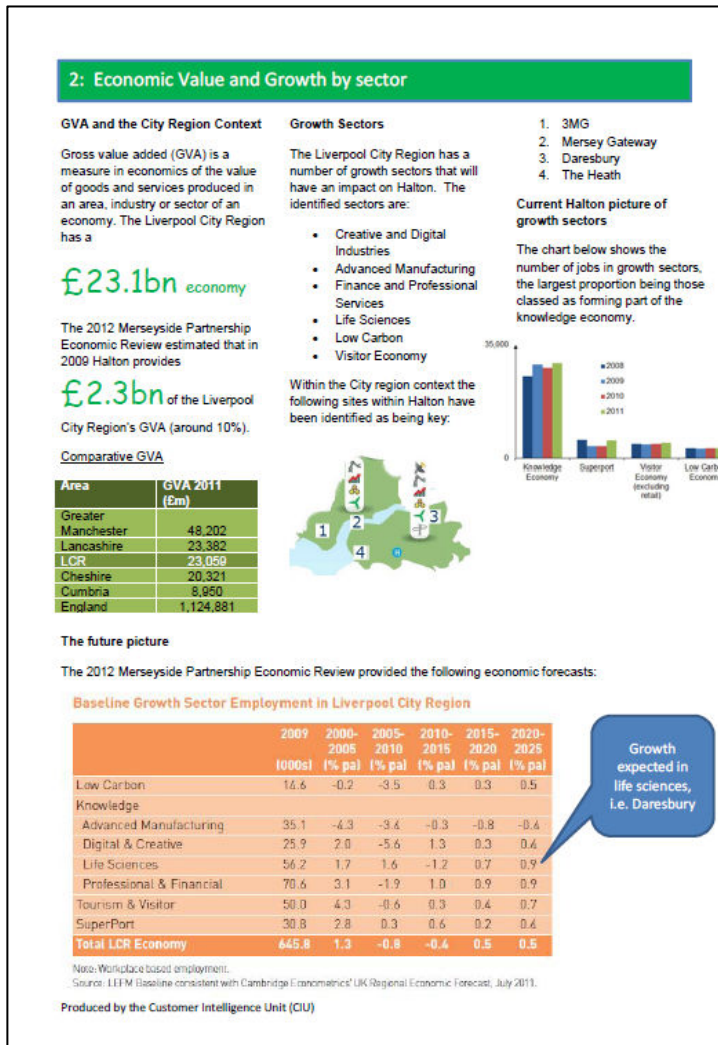
	Halton	England average	England worst	England range (out of 326 local authorities)	England best
	6.4%	7.9%	4.6%		39.6%
	16.6%	17.7%	6.1%		24.6%
	66.7%	66.0%	56.0%		78.4%
	14.6%	16.3%	6.1%		28.8%
Health	27.2%	29.8%	15.1%		49.0%
	£432	£508	£370		£1,002
	5.7%	3.8%	8.2%		0.2%
Age 15-24	12.8%	7.3%	16.0%		0.0%
	19.6%	17.1%	31.0%		1.9%
	11.5%	10.4%	20.9%		2.7%
	42.3%	62.4%	29.7%		78.3%
	56.3%	58.9%	40.8%		74.7%
	134	232	91		870
	1.4%	1.7%	0.7%		0.0%
	4.4	6.7	27.1		3.4
	7.6	7.4	7.1		7.9
Quality of life	28.0%	21.8%	50.0%		6.4%
	32.5	18.2	43.4		4.5
	42.8	38.0	151.4		13.0
	79.6	82.6	79.1		86.9
	75.5	78.8	73.6		85.1
	23.8%	19.0%	28.8%		8.9%
	153.8	81.8	134.8		12.5
	2833.7	1865.2	3275.8		509.9
	159.1	110.1	189.1		77.9

Produced by the Customer Intelligence Unit (CIU)

## Context and Place

- Introduces the geographical setting of Halton
- Identifies the demographic make-up of the Borough
- Briefly summarises the wider determinants and challenges faced within Halton

# Local Economic Assessment



## Economic Value and Growth

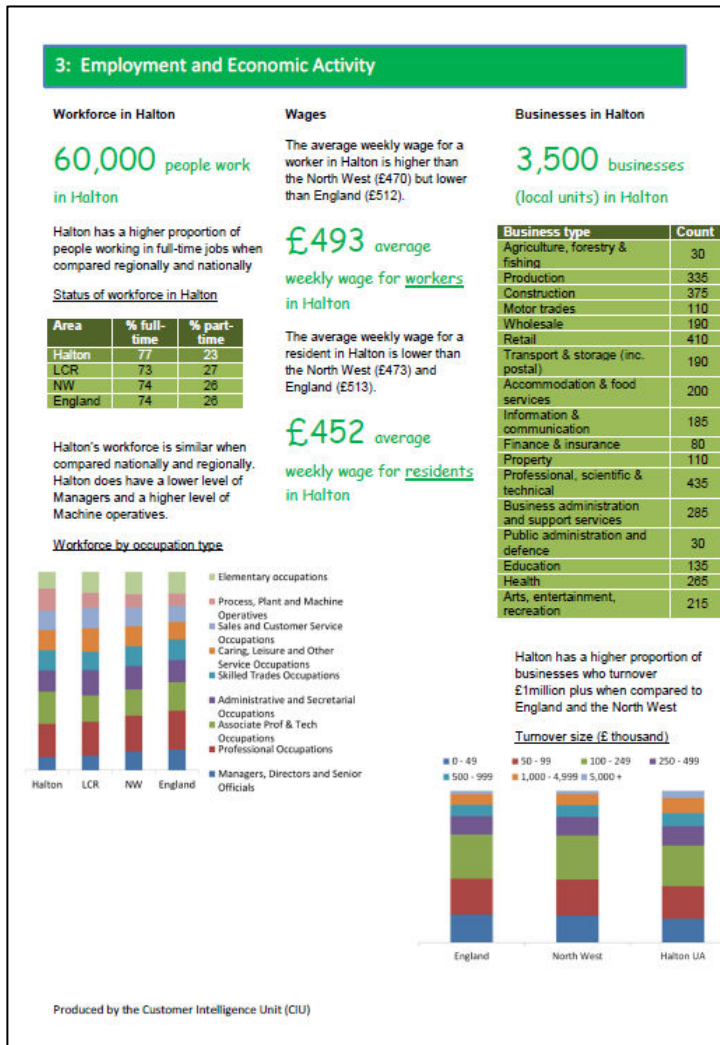
- Gross value added (GVA) is a measure in economics of the value of goods and services produced in an area, industry or sector of an economy

- Halton provides an estimated 10% of the Liverpool City Regions GVA (£2.3billion)

- Growth is projected in life sciences sector (i.e. Daresbury)



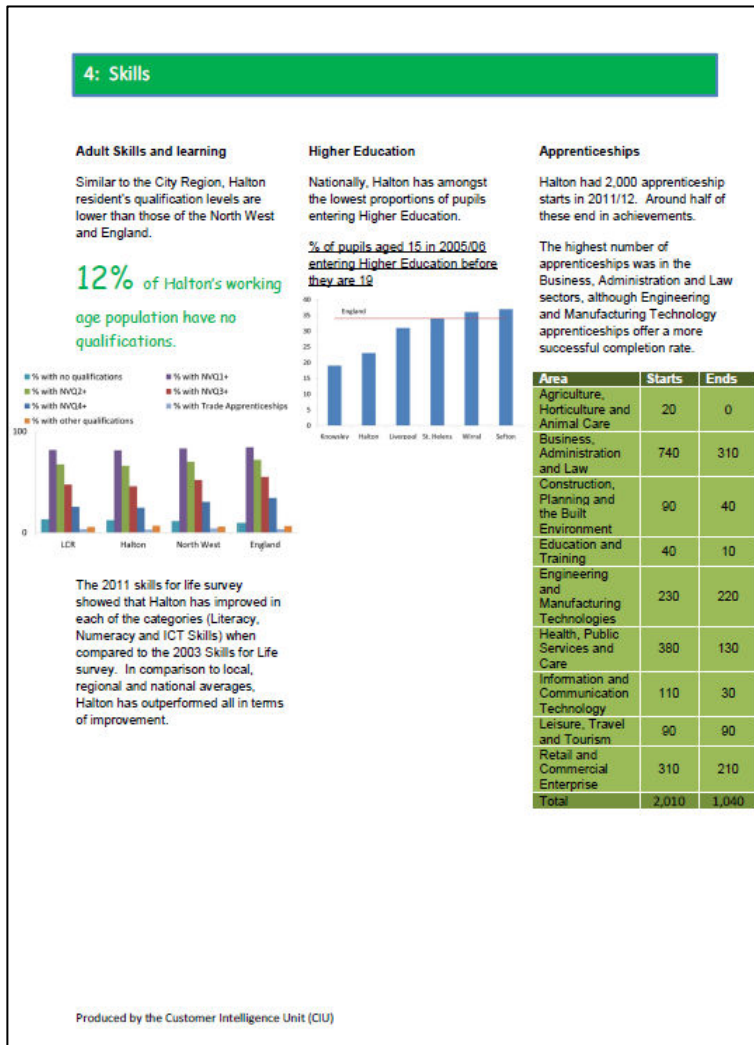
# Local Economic Assessment



## Employment and Economic Activity

- This theme focusses on the workforce, wage levels and business demography
- People working in Halton have a higher average wage than people living in Halton
- Halton has a higher proportion of businesses who turnover £1million+ when compared to the NW and England

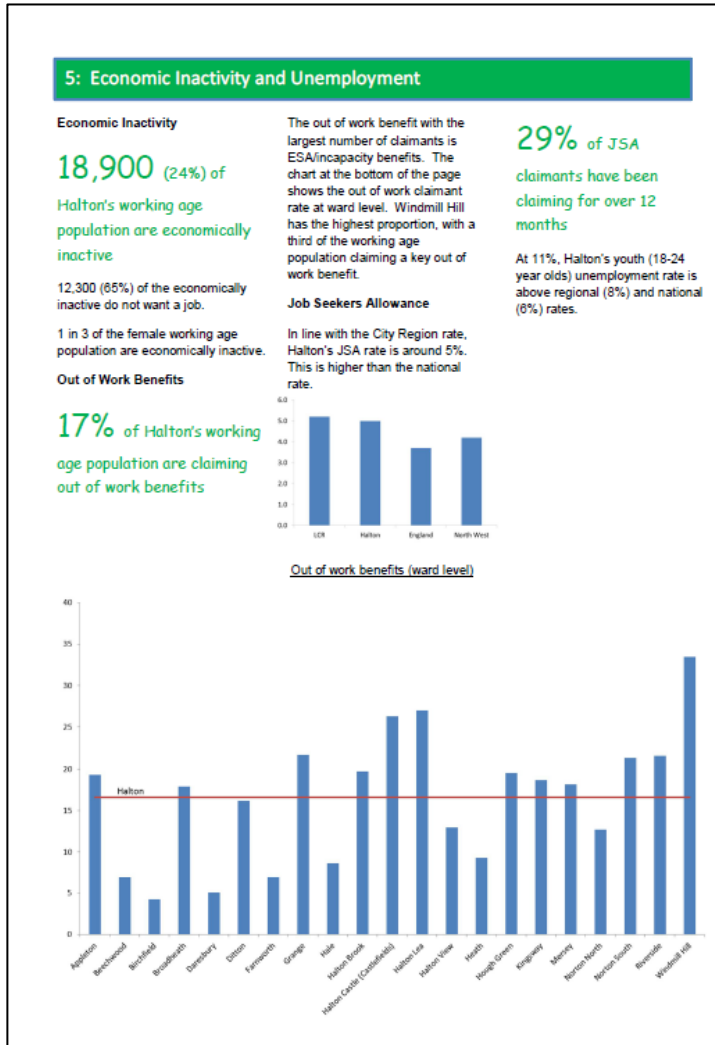
# Local Economic Assessment



## Skills

- This theme focusses on Adult skills and learning, Higher education and Apprenticeships
  - Similarly to the Liverpool City region, adult qualification levels in Halton are lower than the North West and England
  - Halton's figures for literacy, numeracy and ICT skills are all improving
- \*Skills for life survey 2011

# Local Economic Assessment



## Economic Activity and Unemployment

- This theme covers all elements of worklessness, including; economic inactivity, out-of-work benefit claimant levels and Job Seekers Allowance claimant levels

- Around a quarter of Halton's working age population are economically inactive (with 65% of this group not wanting a job)

- In line with the Liverpool City Region, Halton's unemployment claimant rate is higher than regional and national rates

# Local Economic Assessment

## 6: Land and Property markets

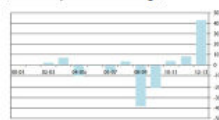
This section seeks to quantify the demand for, and the supply of, commercial property (development land and industrial, office and retail space) in Halton from 2000 to 2011.

The analysis is based upon information held by (and collected by) Halton Borough Council's Business Improvement and Growth (BIG) Team, it is, therefore, based upon an incomplete picture of both the total number of investment projects completed in the Borough each year and the supply of commercial property and should be read accordingly.

### The Demand for Commercial Property 2000-2011

The number of enquiries for commercial property received by the BIG Team fell between 2008-09 and 2009-10 mirroring the global economic slowdown. The largest fall in Investment enquiries was 38%, occurring between 2007-08 and 2008-09. However, in 2010-11, investment enquiries increased for the first time since 2007-08.

### Total enquiries - % change



Following the global recession, enquiries for industrial and office units have started to increase in 2010-11, while retail and site

enquiries appeared to recover in 2009-10 but then fell again in 2010-11. Preliminary figures for 2012-13 show industrial enquiries still increasing, an increase in retail, but a slowing of enquiries for offices and sites.

Over the period of the review there has been no change with respect to the split of overall enquiries between Runcorn and Widnes.

Since 2007-08 there has been a decrease in enquiries for freehold properties together with an increase in 'no preference' of lease type.

Significantly, since 2008-09, there has been a decrease in inward investment enquiries but a marked increase in local businesses requiring commercial property to satisfy their expansion plans together with new start-up companies seeking commercial property.

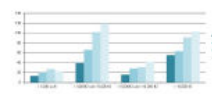
### The Supply of Commercial Property 2000-2011

The supply of commercial property in Halton has increased dramatically since 2008. For example, there is now three times the amount of 1000-5000 sq ft industrial space recorded on the BIG Team database compared with 2008.

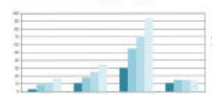
However, there have been a number of notable exceptions to the general trend of increasing

property supply. For example the supply of small industrial premises, large sites (20 acres +) have decreased over the last year, while large retail units and offices have remained largely the same.

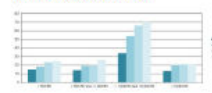
### Industrial availability (units)



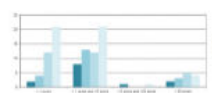
### Retail availability (units)



### Office availability (units)



### Site availability (units)



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## Land and Property markets

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- No. of enquiries for commercial property received by Halton Borough Council's Business Improvement and Growth (BIG) Team fell between 2008-09 and 2009-10 mirroring the global economic slowdown
- Significantly, since 2008-09, there has been a decrease in inward investment enquiries but a marked increase in local businesses requiring commercial property
- The supply of commercial property in Halton has increased dramatically since 2008