

HARROGATE DISTRICT: LOCAL ECONOMIC OVERVIEW

February 2006

1. Introduction	2
2. Population	3
3. Economic Activity.....	6
4. Employment.....	7
5. Unemployment.....	10
6. Business Performance	12
7. Shop Vacancy Rates	14
8. Earnings.....	15
9. Housing.....	18
10. Skills, Education & Training.....	21
11. Employment Land & Property	23
12. Tourism	25
13. Additional Sources of Information	26

1. Introduction

This profile of the local economy has been prepared by Harrogate Borough Council's Economic Development Unit. It provides an overview about what is happening in the local economy in terms of key economic issues such as population changes, economic activity rates, unemployment levels, education & skills, business performance and earnings. The document should be viewed as a 'snapshot' of the local economy, as at February 2006.

In preparing this document we have drawn upon numerous sources of information and, where possible, have included the most relevant and up-to-date statistics. Every effort has been made to ensure that the information provided is accurate, but Harrogate Borough Council accepts no legal responsibility for any errors or omissions in the information.

The local economy inevitably plays a key role within the work of the Council, most prominently in relation to the work of the Economic Development Unit and Harrogate International Centre. However it is fully acknowledged that the local economy must be viewed as a cross cutting issue for the Council because it is affected by, and can impact upon, numerous other areas of service delivery including planning, housing and leisure & tourism.

This economic overview has been used to inform the business planning process for the Economic Development Unit in 2006/07. It is intended that this document will then be updated at the end of 2006 as part of our business planning process for 2007/08.

2. Population

The 2001 Census count calculated the population of the Harrogate district as 151,339. This represented approximately 27% of the total York and North Yorkshire population, with females accounting for 51.6% and males the remaining 48.4%.

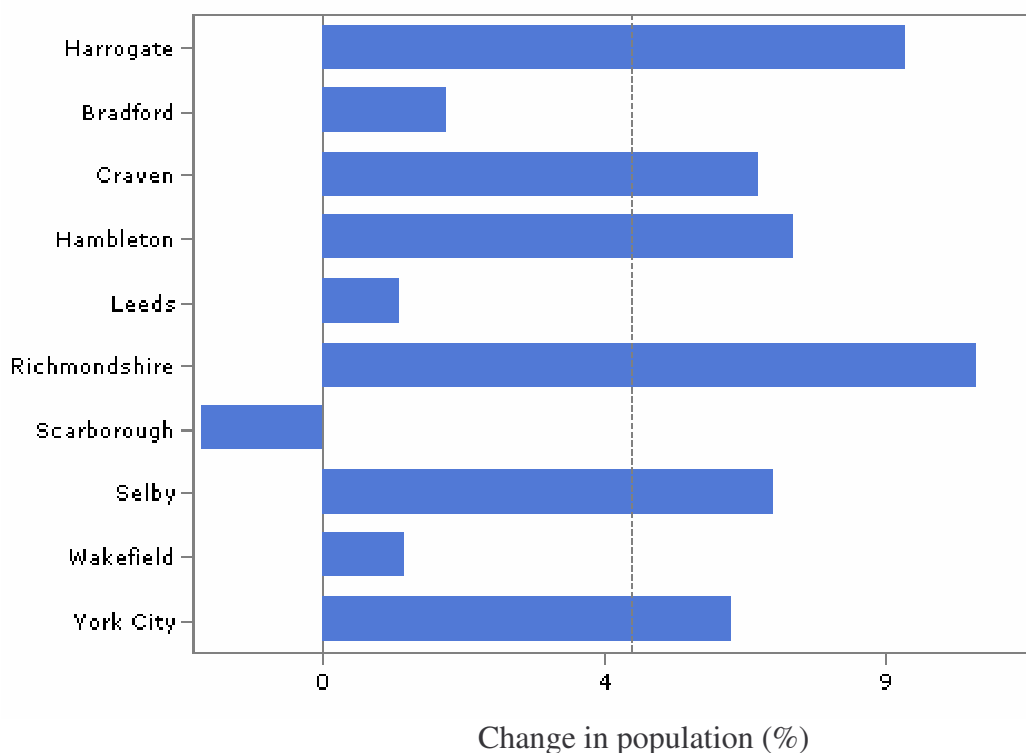
The latest population estimates (2004) estimate that the Harrogate district population is 154,000, a 1.7% increase since 2001. The table below shows how this increase compares to other districts within the North Yorkshire County.

District	Population increase 2001-2004 (%)
Craven	0.7
Hambleton	1.1
Harrogate	1.7
Richmondshire	7.6
Ryedale	1.6
Scarborough	0.8
Selby	0.8
North Yorkshire County	1.7

For further information on population estimates please refer to the [North Yorkshire County Council Population Estimates Document](#)

The graph below shows the change in resident population between 1991 and 2003 for the Harrogate district, and its near neighbours. It illustrates a 8.97% increase in the Harrogate district population.

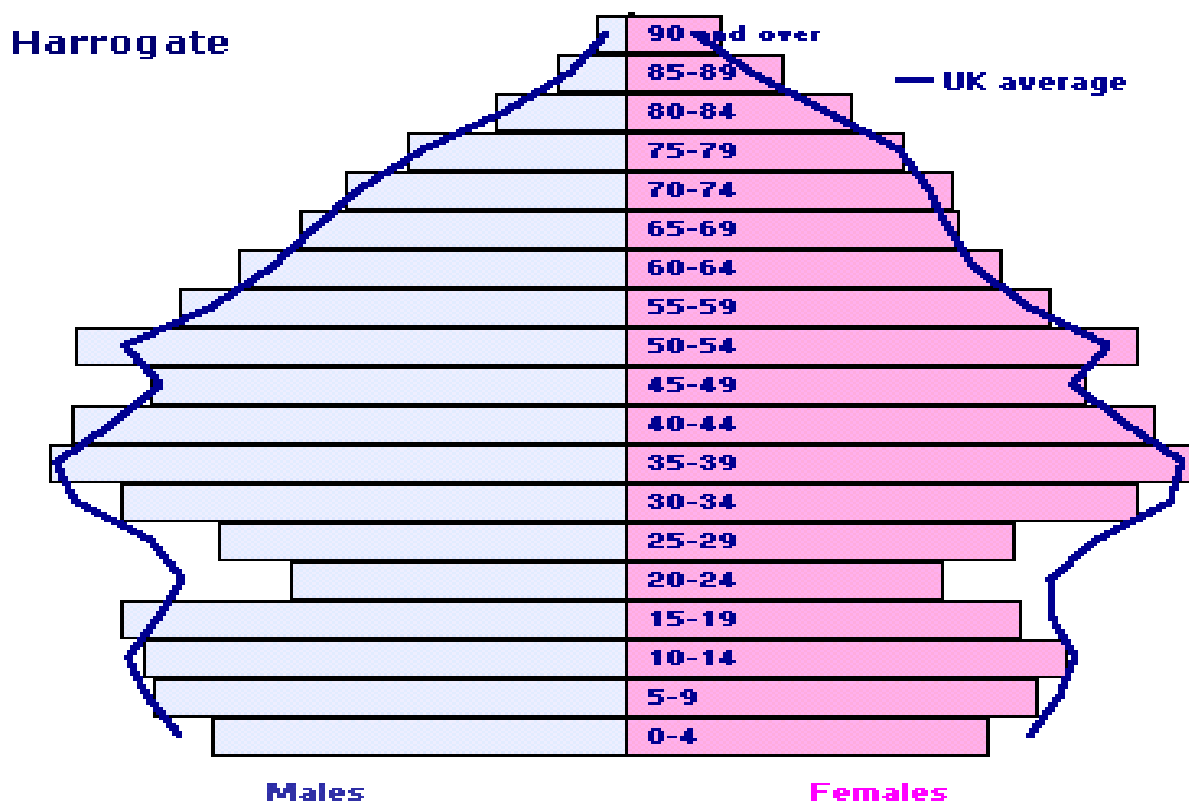
Change in resident population (1991-2003)



A closer look at the age group split for the Harrogate District (according to the 2001 Census results) illustrates that the District is below the national population averages in age groups between 20 and 35 but higher than the national average in all 50+ age groups. This trend (illustrated below) is reflective of an ageing population, which inevitably impacts upon the local economy both now and in the future, particularly in terms of workforce availability.

A key factor contributing to this trend is the loss of young people from the District to attend University, who then are unable to return due to the upward pressure on house prices within the District (see Section 8 – Housing) together with a perceived shortage of graduate jobs in the area.

Figure 1: Harrogate District Population by Age Group (compared to National Average)



Source: [Census 2001, ONS](#)

The DEFRA Rural definition highlights that 32.5% of people in the Harrogate district live in rural areas; this is compared to a 20% average across Yorkshire and the Humber. Of those people living in rural areas, 9% live in 'sparse' rural areas and 81% live in 'less sparse' areas.

The 2001 Census looks at groups within the population and allows us to make the following observations about the Harrogate district population:

- There are 2,933 lone parent households with dependent children in the district, which is 5% of all households in the Harrogate district.
- White people (148,981) make up 98.4% of the population in the Harrogate district. The most prevalent minority ethnic group was Chinese at 0.3% (413 persons).
- There are 23,591 people (or 16% of all residents) who rated themselves as having some

limiting long-term illness that limited the type of work they could do. This figure is similar to that seen for the County of North Yorkshire (17%).

- A total of 14,524 people provided unpaid care for others in the district (9.6% of residents). This is slightly less than the figure for the County of North Yorkshire as a whole (9.9%).

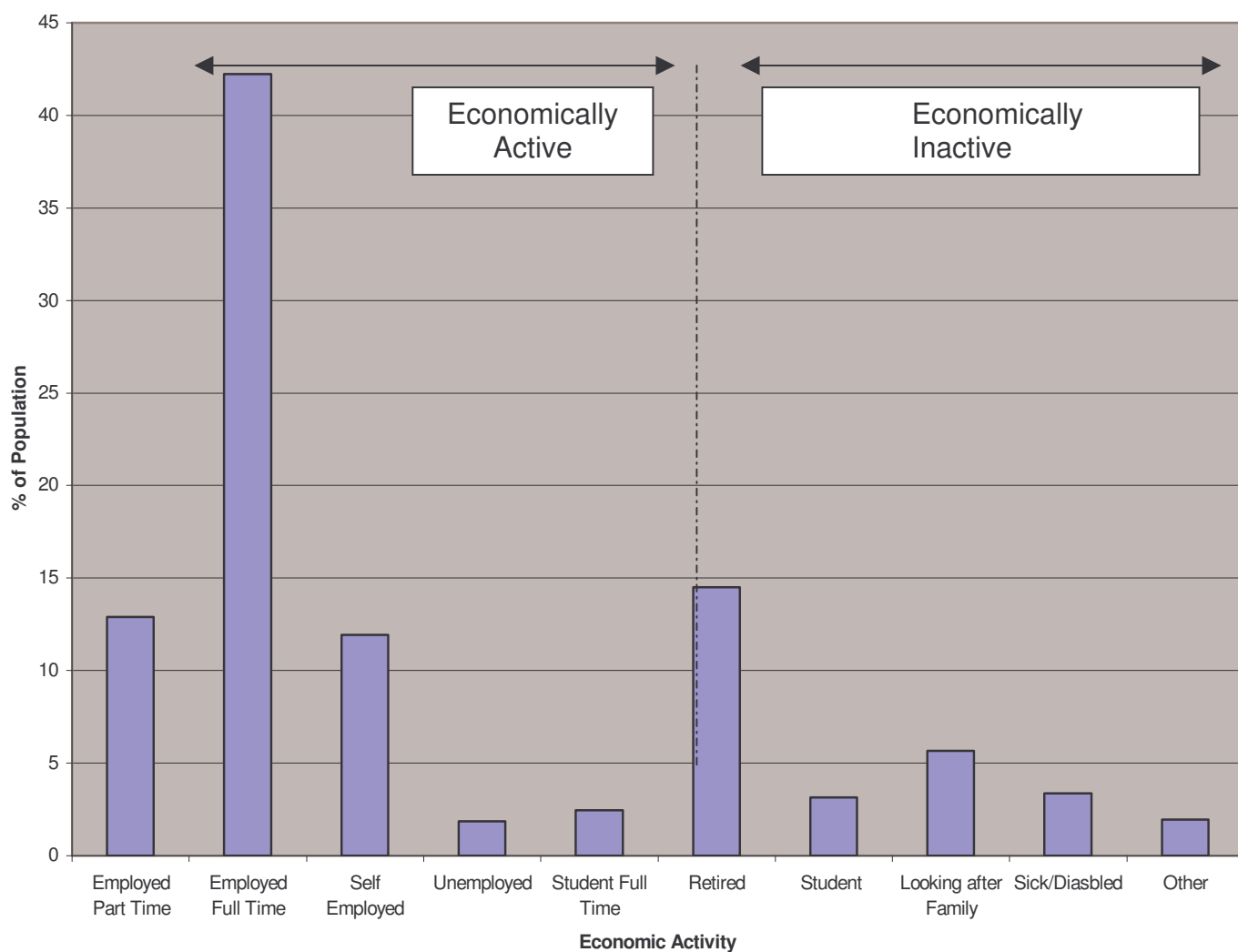
A summary of census statistics for the Harrogate District is available in the [2001 Census Key Statistics Factsheet](#). Factsheets at county, district, ward and parish level are available to download from the [North Yorkshire County Council website](#)

More detailed information about the findings of the 2001 Census is available on the National Statistics Website at <http://www.statistics.gov.uk/census>

3. Economic Activity

The 2001 Census reported 77,943 economically active individuals of working age (in employment or seeking employment) in the District, representing an economic activity rate of 71.4%. This is significantly higher than the national rate of 66.5%. Of these economically active individuals, 42.2% were in full time employment in the District compared to 40.5% nationally. The percentage of self-employed people in the District was also above the national average, accounting for 11.9% of people in Harrogate District, compared to 8.3% in England & Wales. The breakdown of economic activity by type for the Harrogate District is illustrated in Figure 2 below:

Figure 2: Economic Activity of Harrogate District Population



Source: [Census 2001, ONS](#)

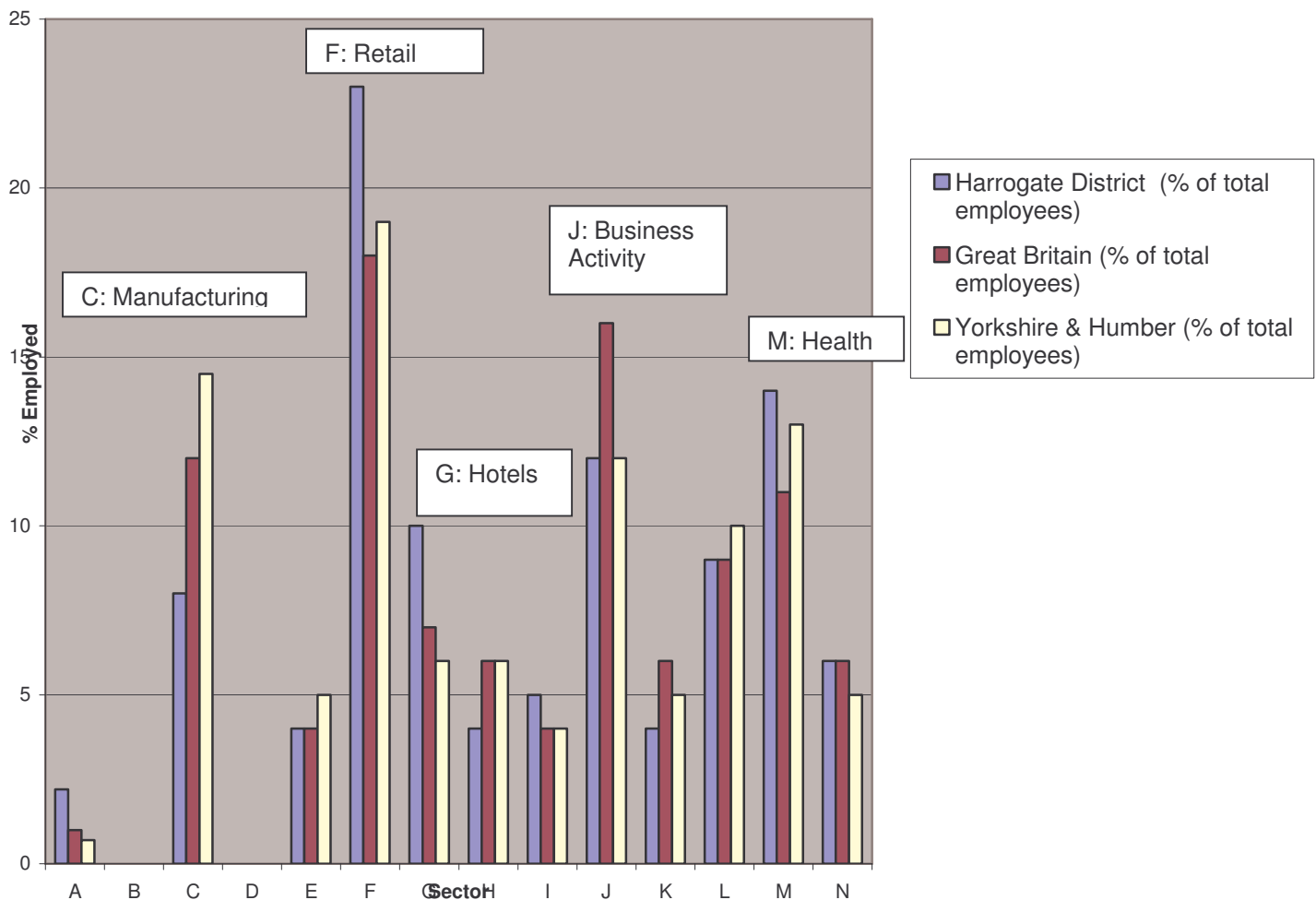
According to the Census of Population 2001, the highest proportion of jobs held by Harrogate residents was in managerial occupations (19%). Associate professional / technical occupations accounted for 16% and skilled trades account for a further 10%.

More detailed information about the findings of the 2001 Census is available on the National Statistics Website at www.statistics.gov.uk/census.

4. Employment

Employment figures are derived from the Annual Business Inquiry (formerly known as the Annual Employment Survey), which records the number of employees in employment. The figures exclude the self-employed, forces personnel and government supported trainees. The graph below shows the latest Annual Business Inquiry data (2004), to provide estimates for the number of people employed in different sectors. Results from the 2005 ABI will be published at the end of December 2006.

Employment by sector at local, regional and national level



Sector Key (for Fig's 3,4&5) Source: [Annual Business Inquiry 2004, NOMIS](#)

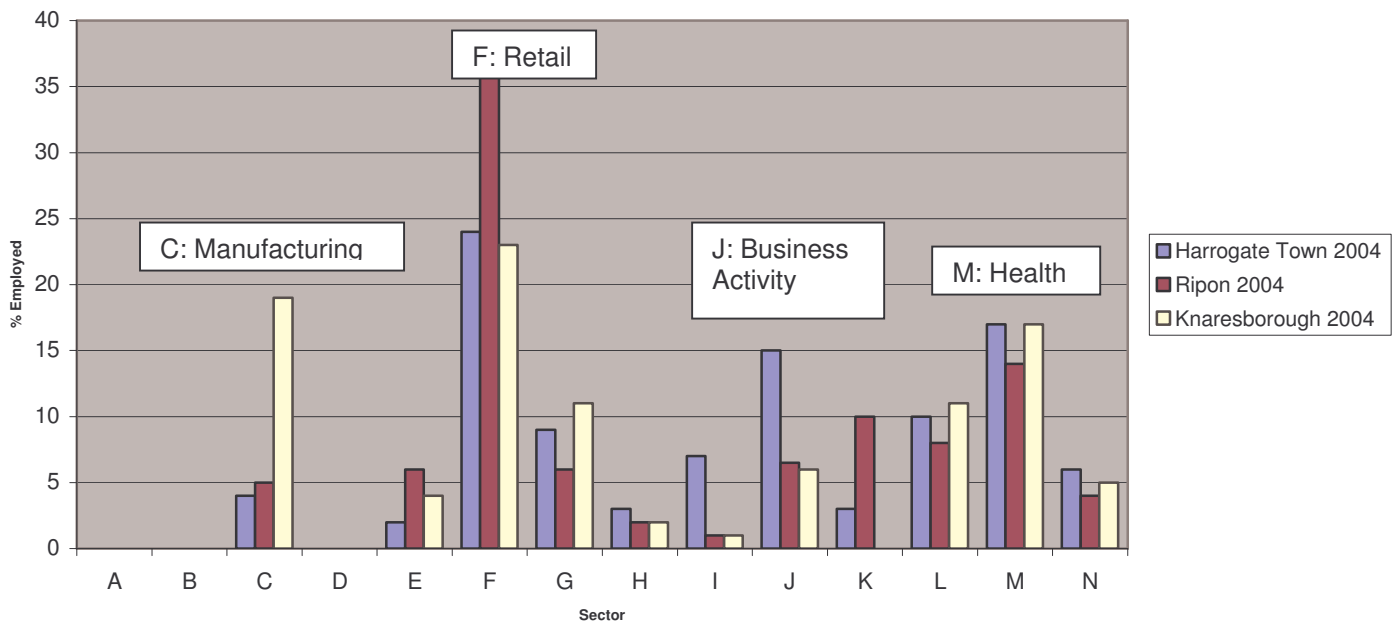
A	Agriculture, hunting & forestry	I	Financial Intermediation
B	Mining and quarrying	J	Real Estate, renting, business activities
C	Manufacturing	K	Public administration/defence; social security
D	Electricity, gas and water supply	L	Education
E	Construction	M	Health and social work
F	Wholesale, retail trade etc.	N	Other community, social/personal service
G	Hotels and Restaurants		
H	Transport, storage and communication		

The data in the above graph indicates that, whilst the Harrogate District picture largely mirrors that for the region and the country as a whole, there are notable exceptions in manufacturing (which is

significantly lower in the District: 8% employment against 12% nationally (GB) and 15% in the Yorkshire and Humber (Y&H) region), as well as retail and hotels (which are both higher in the District – retail 23% against 18% GB, 19% Y&H; hotels 10% against 7% GB, 6% Y&H) and Health (which is higher in the district – 14% against 11% GB, 13% Y&H).

The graph below illustrates the split of employment sectors throughout the District’s three main settlements. It is particularly interesting to note the differing importance of the manufacturing sector (C) which accounts for 19% of employment in Knaresborough but just 5% and 4% in Harrogate and Ripon respectively and the retail sector (F) which is significantly higher in Ripon (36%) than in Harrogate and Knaresborough (24% in both settlements).

Employment by Sector in Harrogate, Ripon & Knaresborough

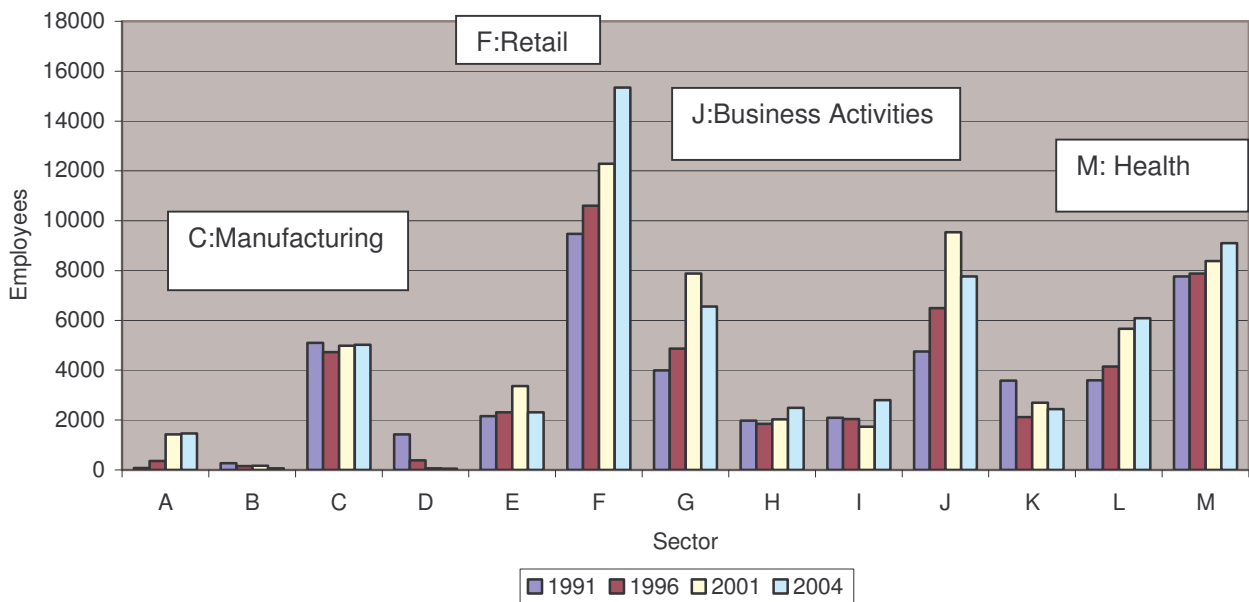


A number of significant changes are evident at a town level when comparing the 2004 data to the previous ABI data (2003). The most notable are as follows:

- % of people employed in manufacturing in Knaresborough (2004) remains high at 19%, but actually fell from 27% in 2003. This is not reflective of a decline in manufacturing employment but rather a change in the number employed in the retail sector in Knaresborough (see comments below) affecting the overall percentage split.
- % employed in retail remains highest in Ripon in 2004 (36%), however this has only risen from 35% in 2003. In contrast there was a significant rise in proportion of retail employment in Knaresborough (from 15% to 24%) in the same period. This can largely be accounted for by the change in retail use at St James Business Park, with a move from bulky goods retail to high street retailers such as Next, Matallan and BHS Home.
- % employed in Business Activity fell in all three settlements (19% to 15% in Harrogate Town, 8% to 7% in Ripon, 9% to 6% in Knaresborough) over the 12 month period.
- % employed in Financial Intermediation rose in Harrogate Town (3% to 7%) but fell in the other two towns (from 2% in Knaresborough and 1.5% in Ripon, to 1% in both)

In terms of how the employment structure is changing in the district as a whole, the graph below compares the latest survey results to those of previous years.

Employees by Sector 1991 - 2004 (Harrogate District)



The above data indicates the continuing growth of sector F (Retail), which strengthened its position as the biggest employment sector in the district in terms of numbers employed. Other notable growth is evident in sectors I (Financial Intermediation), L (Education) and M (Health). A significant decrease in employee terms is evident in sector J (Business Activities), the first time that this sector hadn't grown in the period 1991-2004. This sector showed slight growth nationally and at a regional level therefore the decline is particular to the district. There was also a decline in numbers employed in sector G (Hotels and restaurants).

More detailed information about the Annual Business Inquiry is available on the NOMIS Labour Market Statistics Website at www.nomisweb.co.uk.

5. Unemployment

Unemployment in the district is low and relatively stable, with levels fluctuating between 0.9 and 1.1% over the past 12 months. Government unemployment figures for December 2005 show the total number out of work in Harrogate district as, a rate of 1.1%. This represents a rise of 235 claimants compared to the previous year.

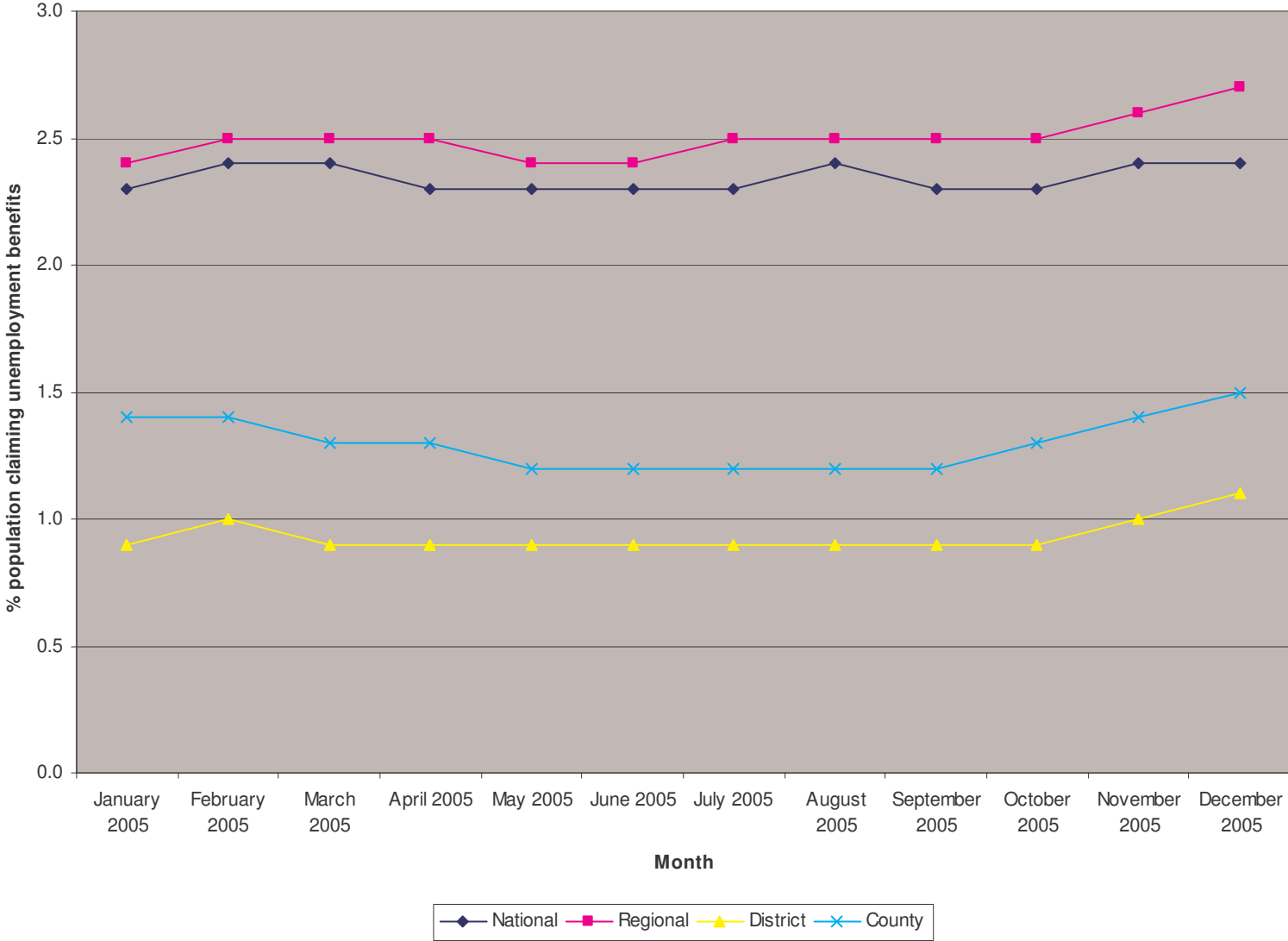
Unemployment December 2005

Unemployment	December 2005		December 2004	
	Number	Rate (%)	Number	Rate (%)
Harrogate (district)	1019	1.1	784	0.8
North Yorkshire	5130	1.5	4355	1.3
Yorkshire & Humber	82514	2.7	68672	2.2
Great Britain	865512	2.4	782349	2.2

Source [NOMIS](#) January 2006

The graph below illustrates the low rate of unemployment that has been seen in the Harrogate district in 2005, compared to the higher rates seen during the same period at county, regional and national levels. There is evidence that rates have increased in the district in the last 3 months of 2005, however it is likely that this is an increase in seasonal unemployment linked to the districts tourism sector.

Comparison of Unemployment Rates (January – December 2005)



In the latest figures, women make up 29% of the jobless. 185 males and 60 females have been out of work for more than 6 months. This represents a District Long Term Unemployment (LTU) rate of 24%, which compares to a national LTU of 32%

6. Business Performance

VAT registrations and de-registrations provide an overview of business start up's and closures and can therefore be used as an indicator of the health of the local economy and levels of entrepreneurship. The most recent figures (2004) show a net increase of 75 in VAT registrations in the Harrogate District, as illustrated in the table below. This represents a decrease compared to the net change in registrations in the previous year (2003 = 135) however it is in line with the level of change in the previous 5 years.

VAT Registrations and De-registrations in Harrogate District (1996-2004)

	Year									
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Registrations	555	550	545	550	570	530	615	640	610	*
De-registrations	465	505	405	450	470	465	505	505	535	*
Stocks at end of year	6045	6090	6230	6325	6425	6495	6605	6740	6810	*
Net change	90	45	140	100	100	65	110	135	75	*

* Breakdown for 2005 not yet available

The fact that de-registration rates are only slightly lower than registration rates can suggest high levels of competition in the economy. In addition this trend can point to an economy characterised by seasonality as well as a high proportion of small sized firms who are more 'at risk' of closure. This high 'turnover' of enterprises is characteristic of many rural areas. The net change in VAT registrations by sector is illustrated in the table below:

Net change in stocks by Sector

Industrial Sector	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Overall Net change 1994-2004
Agriculture; fishing	-5	-20	-10	-5	0	-20	-15	-20	-15	-15	-125
Mining; energy	0	-5	0	0	0	0	0	0	0	0	-5
Manufacturing	0	5	0	0	0	-10	-5	5	10	10	15
Construction	-20	5	-15	-10	-20	10	0	10	25	15	0
Wholesale & retail	-95	-80	-40	-20	-25	-10	0	0	10	0	-260
Hotels/restaurants	-5	-15	5	15	10	-10	10	10	30	20	70
Transport	-15	15	-5	5	5	5	10	10	0	5	35
Finance	0	5	5	5	0	0	0	-5	0	0	10
Business Activity	35	75	75	105	110	75	85	65	85	55	765
Public admin; other	-5	-5	40	15	0	20	-15	-5	-10	-20	15
Education; health	0	0	-20	5	10	5	0	0	0	5	5
Total	-110	-20	35	115	90	65	70	70	135	75	525

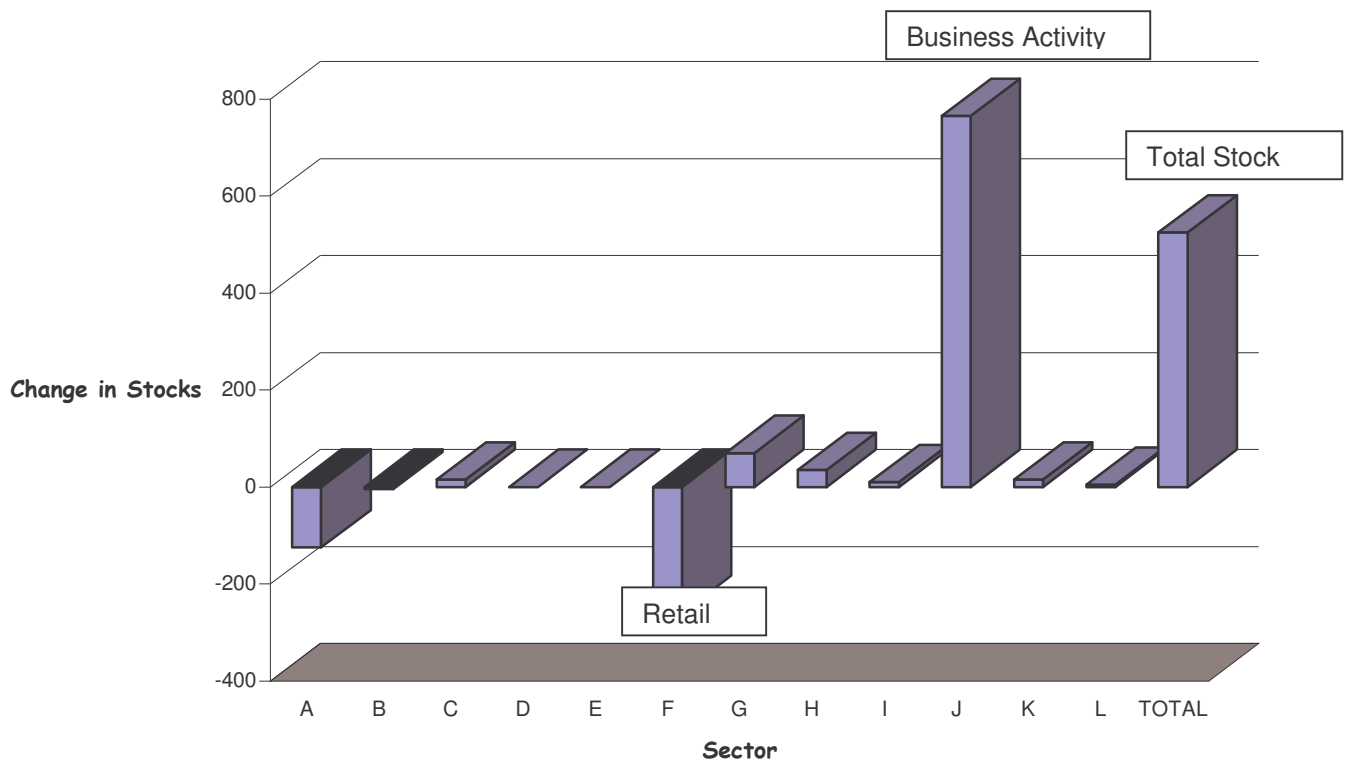
Source: [NOMIS](#)

Looking first at net change in the latest annual figures (2004), business stocks have increased in the Manufacturing, Construction, Hotel & Restaurants, Transport and, most significantly, in the Business Activity sector. However the Business Activity increase is at it's lowest level in the district since 1995.

Decreases in business stocks 2004 were seen in Agriculture and Public Administration, continuing the decline in both of these sectors in the district.

It is also interesting to look at the overall net change for the 9 year period (1995-2004) in terms of the most significant sectors of growth and decline in stocks over time. This is illustrated below:

Net change in Business Stocks (1995-2004)



Sector Key

Source: [Annual Business Inquiry \(2004\), NOMIS](#)

A	Agriculture, hunting & forestry	H	Transport, storage and communication
B	Mining and quarrying	I	Financial Intermediation
C	Manufacturing	J	Real Estate, renting, business activities
D	Electricity, gas and water supply	K	Public administration/defence; social security
E	Construction	L	Education / Health and social work
F	Wholesale, retail trade etc.		
G	Hotels and Restaurants		

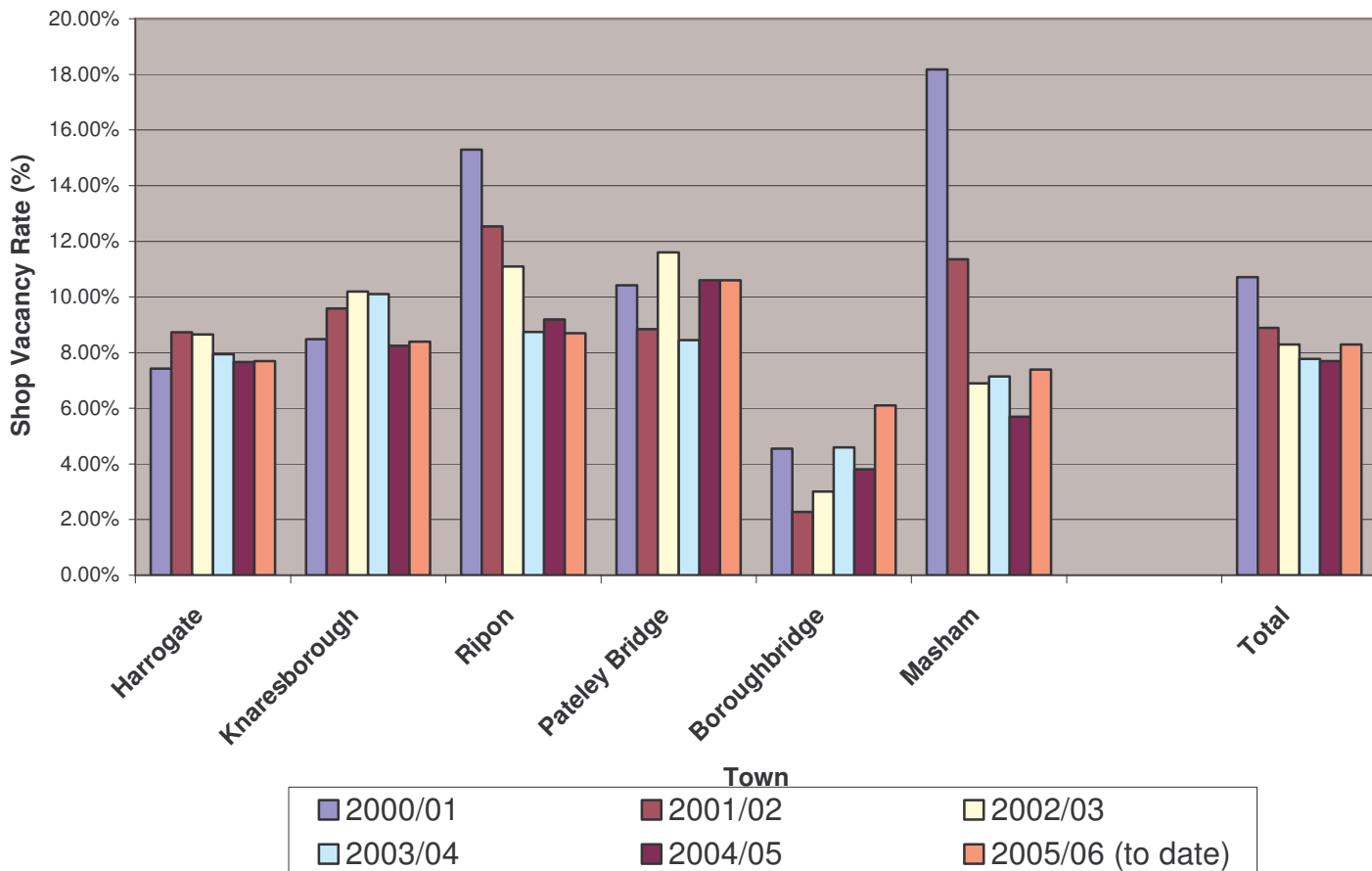
As the graph illustrates above, the most significant growth over the last 9 years in Harrogate district business stocks has been evident in the Business Activity (Sector J) sector, and the total Business Stock. Slight growth has also been seen in the Hotel and Restaurant (Sector G), Transport (Sector H), Manufacturing (Sector C), Finance (Sector I) and Public administration (Sector K) sectors. Over the same 9-year period, the most significant overall decline in business stocks is evident in the Retail sector (Sector F) and, to a lesser extent, in the Agricultural (Sector A) sectors. However we can see from the earlier table that the decline in retail was most significant at the start of the 9-year period, with the sector remaining relatively static during the past 4 years.

More detailed information about the VAT Stocks is available on the NOMIS Labour Market Statistics Website at www.nomisweb.co.uk.

7. Shop Vacancy Rates

Shop vacancy rates are monitored by the Harrogate Economic Development Unit on a quarterly basis for each of the District's main settlements, by way of assessing the relative health and vitality of the individual town centres across the Harrogate District. The rates are calculated by dividing the number of vacant shops in an area by the total number of shops available, using statistics from the Council's business rates system.

% Shop Vacancy Rates in Main Settlements



Source: Harrogate Borough Council EDU January 2006

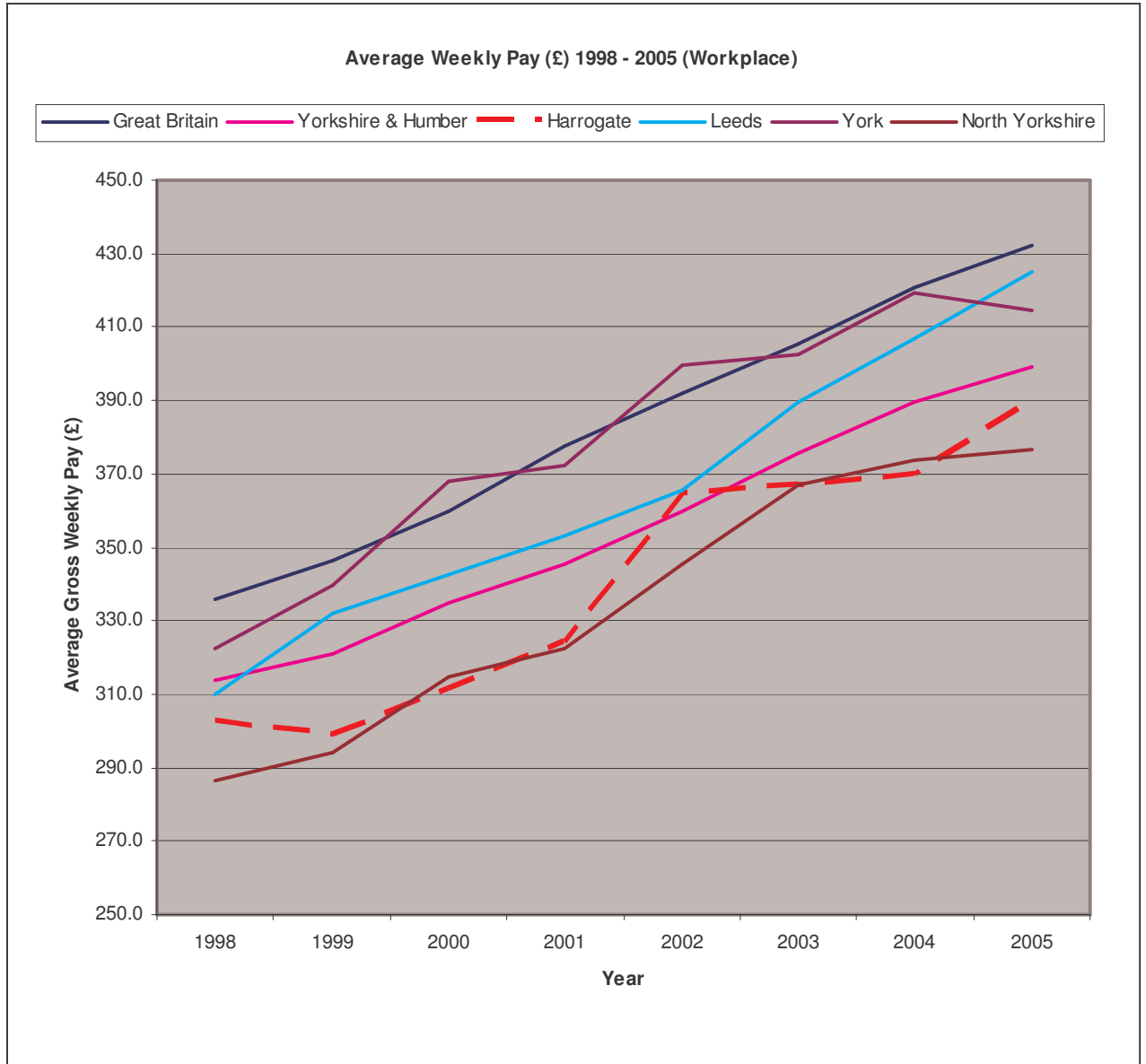
As figure 11 illustrates above, the average shop vacancy rate for the District fell gradually from 2000/01 to 2004/05 but has risen slightly (to date) during the current financial year (2005/06). Vacancy rates are currently lowest in Boroughbridge (6%), and have been consistently over the past 6 years. Vacancies in Harrogate Town remain stable at just under 8%, and have shown the least fluctuation over the period whilst vacancies in Masham have declined most significantly over the period.

More detailed information about Shop Vacancy Rates can be obtained from the Economic Development Unit. Contact us via email at edu@harrogate.gov.uk or telephone 01423 556077.

8. Earnings

The Annual Survey of Hours and Earnings (ASHE) provides information about the levels, distribution and make-up of earnings and hours worked for employees in all industries and occupations. The ASHE is a new survey developed to replace the New Earnings Survey (NES) from 2004 and includes improvements to the collection of data relating to allowances and incentive pay. Statistics for the ASHE have been made available, for comparison purposes, back to 1998.

Comparison of Average Weekly Pay 1998 - 2005



Source: [ASHE 1998-2005, NOMIS](#)

As the above graph illustrates, the workplace earnings in the Harrogate district are below those at country and regional level and of neighbouring cities Leeds and York. Earnings are above the county average due to an increase in Harrogate district earnings in the last 12 months, which was not seen at county level.

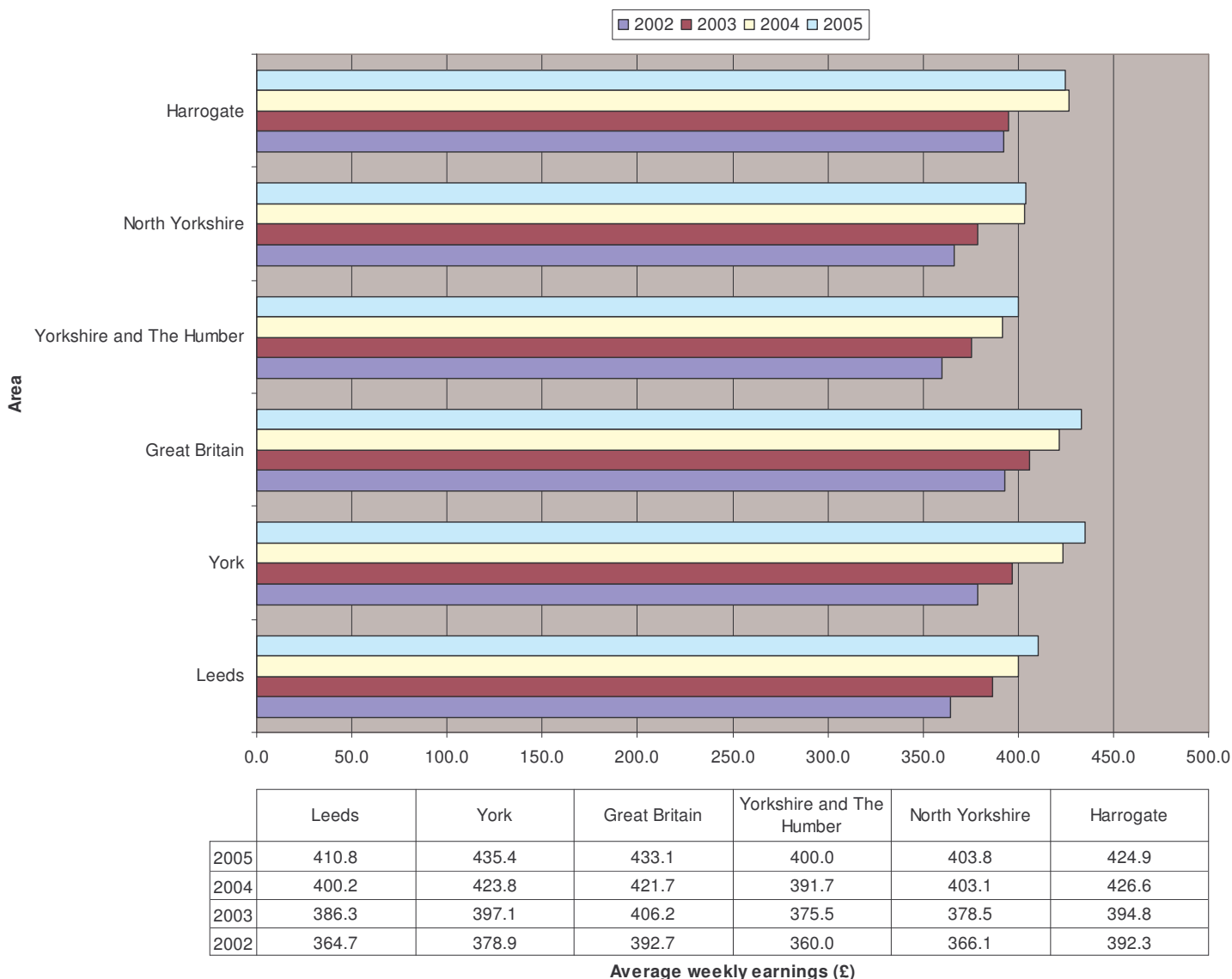
It should be noted that the ASHE does not take account of different price levels between areas and therefore is not an indication of standard of living. Neither do the figures take account of the different

mix of occupations in different areas and therefore can not be used to claim that pay for ‘like work’ is different e.g. an area could have a lower level of average earnings than another if it has a higher proportion of employees in low paid sectors. In relation to this point it can be noted that the five lowest paid industry groups in the UK are Restaurants, Retail Sales of Food, Bars, Hotels and Agriculture – all of which are key employment sectors within the Harrogate district.

It is also important to remember that the above figures are based upon the ASHE workplace statistics and therefore will illustrate the average earnings of people working in the Harrogate District. What it does not capture is the earnings of people who live in the Harrogate District but travel outside of the District to work.

A residence based breakdown was recently released for the 2005 earnings data, which is illustrated in the graph below.

Comparison of Residents Earnings 2002-2005



In contrast to the workplace earnings, residence based earnings in 2005 were higher in Harrogate district than both the regional and county averages and those of Leeds. However it does appear that residents earnings in Harrogate fell slightly in the last twelve months, whereas they have continued to rise in all other areas shown. This has meant that the Harrogate average has fallen behind the national average and that of nearby York, as it had been in 2003.

It will take further earnings data in 2006 to see whether this trend is long term, or whether it is a 'blip' in the figures. However, if there continues to be a fall in residence earnings in the future it may indicate that more Harrogate district residents are now choosing to both live and work within the district rather than travelling outside to access higher paid jobs in nearby cities. Commuting statistics from the 2001 Census showed over 19000 residents of the district travelled elsewhere for work. Meanwhile around 12500 residents of other districts travelled into Harrogate for work purposes, creating a new commuting flow of -6526 for the district, a figure that the local authority is keen to reduce.

More detailed information about the Annual Survey of Hours and Earnings (ASHE) is available on the NOMIS Labour Market Statistics Website at www.nomisweb.co.uk. Information on the 2001 Census is available on the National Statistics website at www.statistics.gov.uk/census.

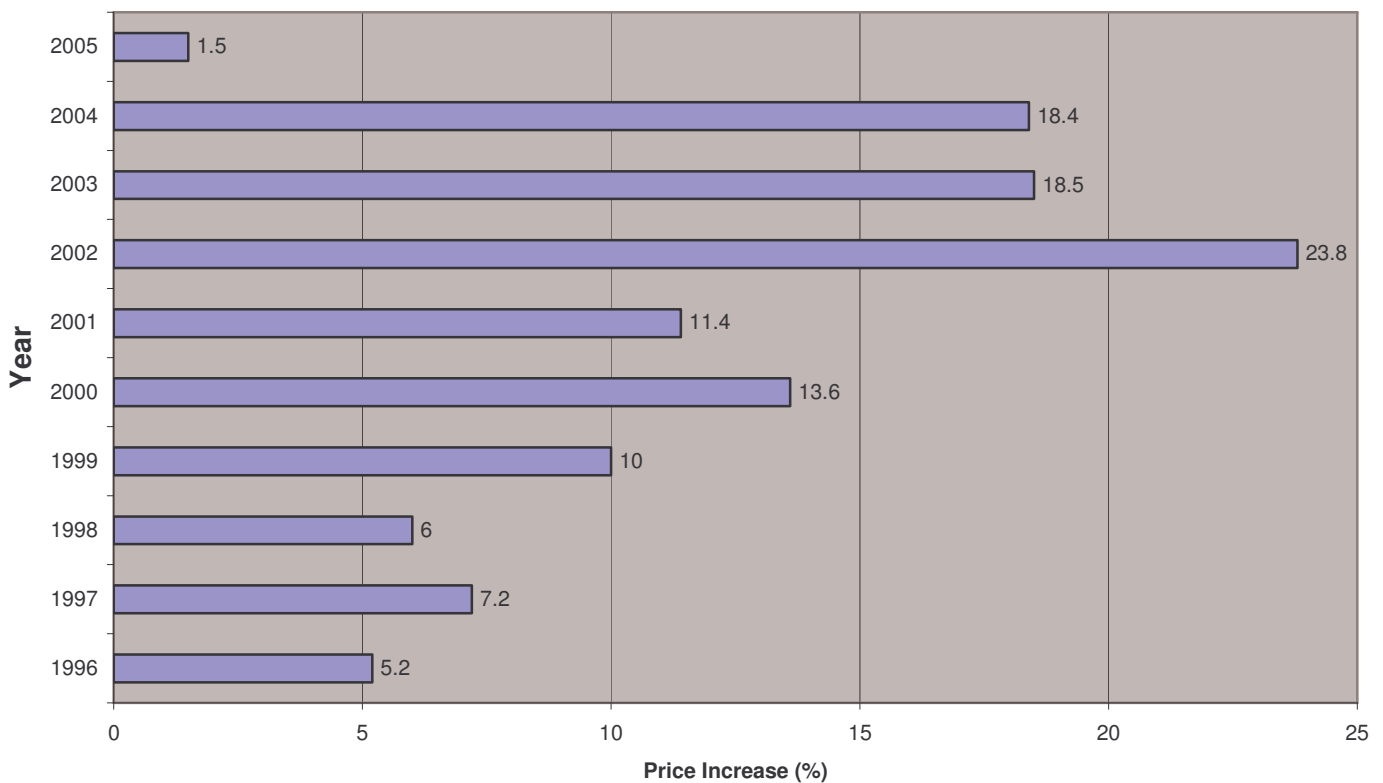
9. Housing

The Harrogate District falls within the 'Golden Triangle' (Leeds-Harrogate-York), which undoubtedly has an effect on the local housing market due to the perceived high quality of life in the area. Indeed, demand for certain properties often outstrip supply, which consequently pushes high house prices up even further. The underlying concern is that the high house prices and a limited supply of low cost housing is leading to shortages in the workforce i.e. through young people not being able to afford to buy property in the District, therefore being forced to move away.

All statistics in this section are sourced from the [Land Registry](#).

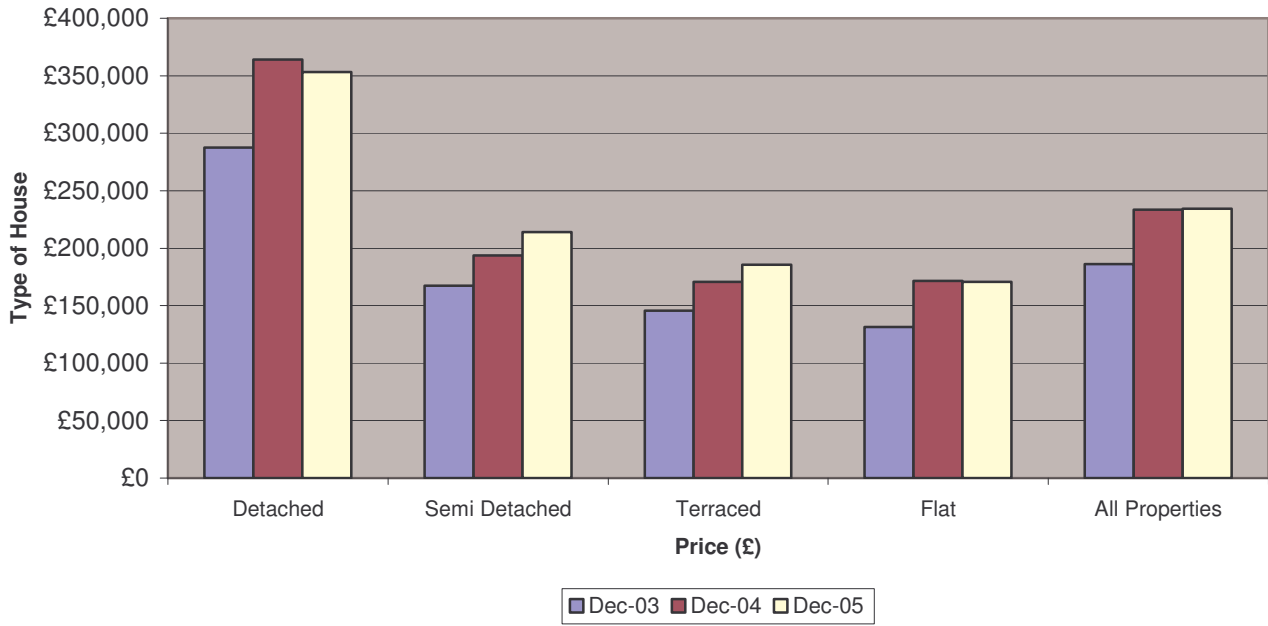
Significant increases in house prices and a general buoyancy in the local housing market have been experienced in Harrogate during the last 10 years however, as shown below, rates of increase in 2005 were at their lowest for the period

% Annual Increase in Average House Prices in Harrogate District

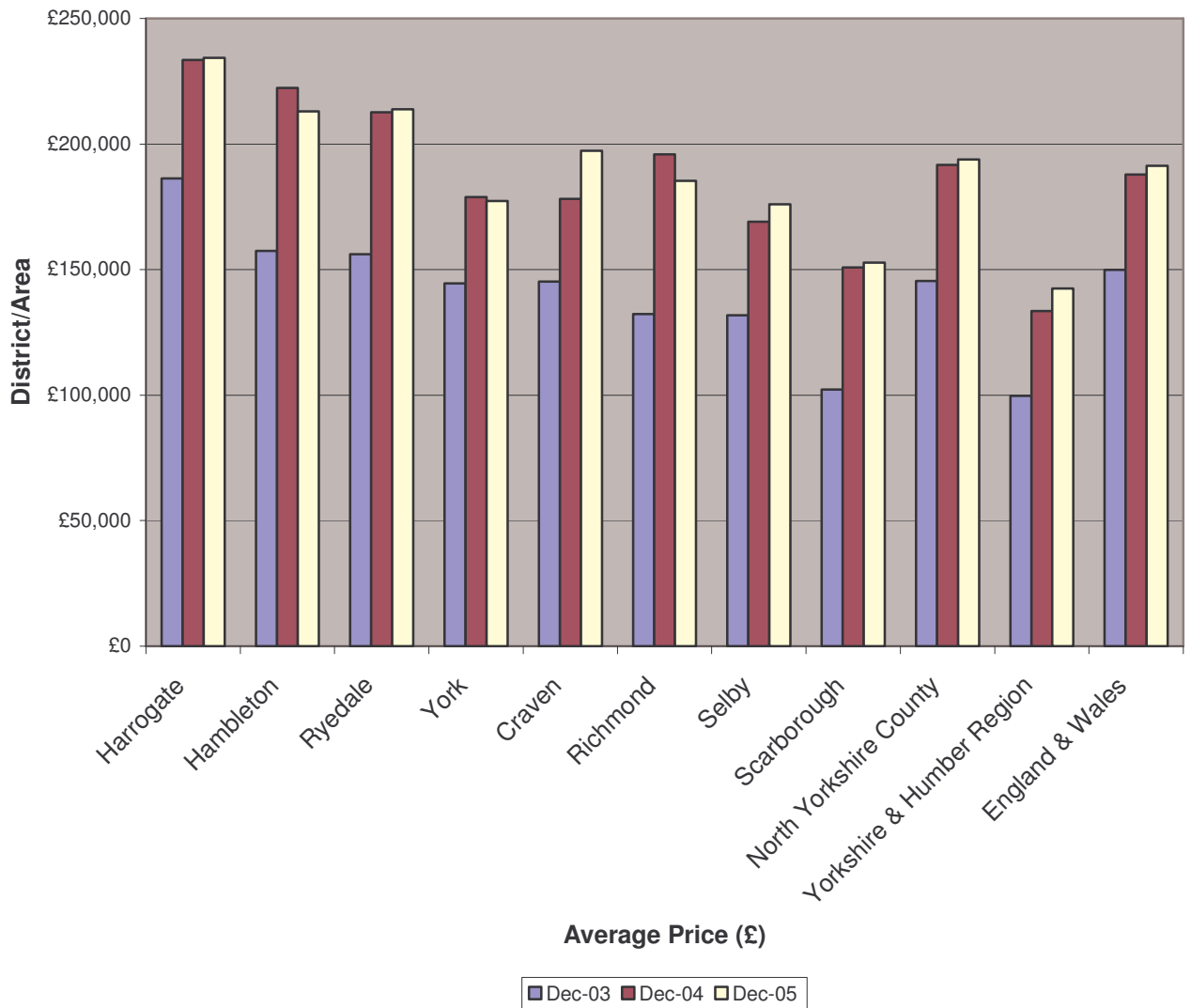


The average house price in the District is currently £234,286 (Oct-Dec 2005). This breakdown by property type is shown in the graph below. The graph also shows how prices compare to the same period in the two previous years, including a decrease in average price of detached houses in the district.

Average Price by House Type (December 2005)



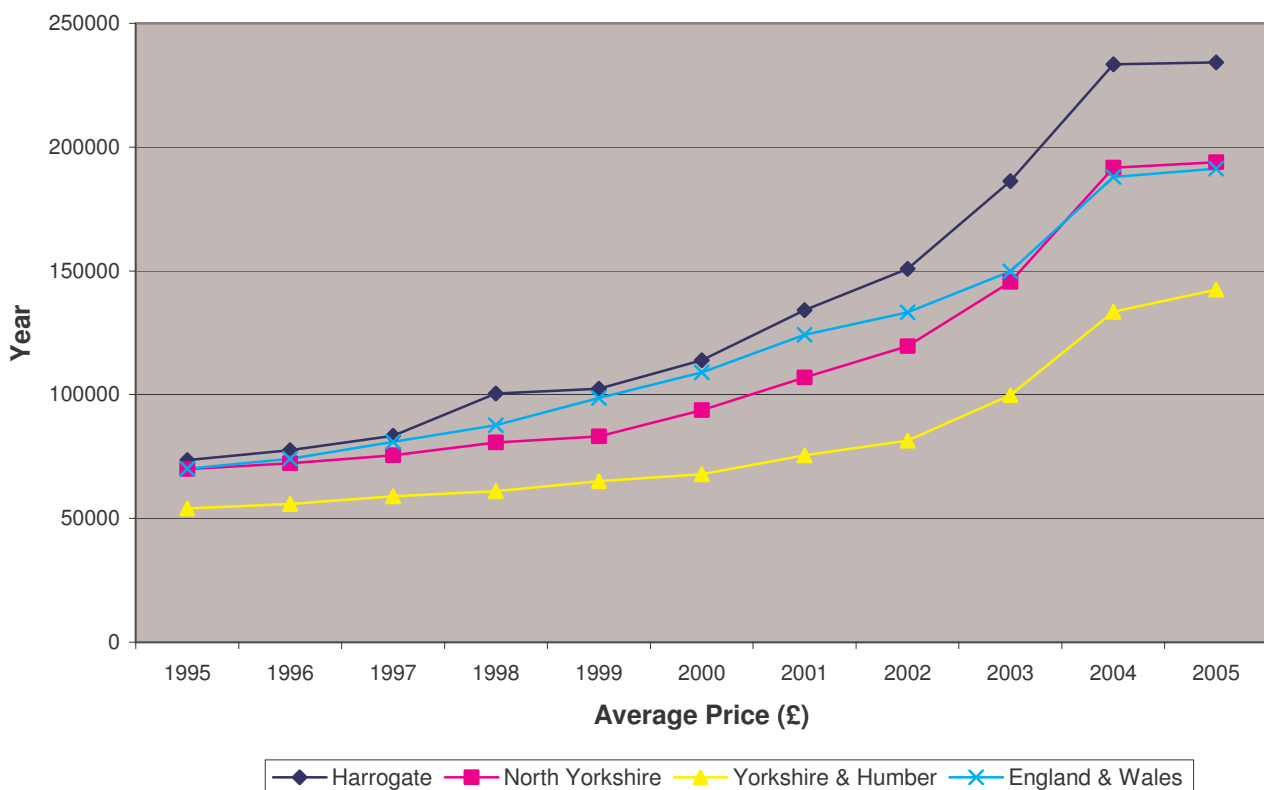
Average House Price by District/Area (December 2005)



The graph above illustrates that average house prices in the District are 23% higher than the national average, which is equivalent to the position in December 2003. Prices in the district are 21% higher than the North Yorkshire average (21% in 2004, 28% in 2003) and 64% higher than the regional average (74% in 2004, 87% in 2003). These figures illustrate that, whilst the property market is still strong in Harrogate, prices in other parts of the region are continuing to catch up.

The graph below illustrates how house prices have increased over the past 10 years at district, county, regional and national levels. It shows a flattening out of price increases in all areas during the last 12 months.

Increase in Average House Prices over last 10 years by District/Area



Looking within the District, average house prices in December 2005 were higher in Knaresborough (£241,547) than Harrogate Town (£225,458) and Ripon (£210,113). Over the past 12 months Knaresborough house prices have seen an average increase of 9% compared to an average 1% decrease in Harrogate Town and no change in Ripon.

More detailed information about house prices is available on the Land Registry Website at www.landregistry.co.uk. Alternatively, graphs and tables of local property price trends are available at www.proviser.co.uk.

10. Skills, Education & Training

Qualifications achieved by young people in Harrogate are above the already high York and North Yorkshire average and well above the national average, as illustrated in the table below.

School Exam Results at GCSE

	% aged 15/16 with 5 or more GCSE's grade C and above	
	1997	2005
Harrogate District	60.3%	71.3%
North Yorkshire County	54%	62.4%
Yorkshire & Humber Region	38%	51.2%
England	45%	54.7%

Source: DfES 2005

In 2004, out of a cohort of 1,720, 94% (1,616) of Year 11 school students continued into education, employment or training (EET). This has been reasonably consistent, with a slight rise occurring over the previous two years. The percentage of Year 11 school leavers not in education, employment or training (NEET) is 4%.

In relation to educational attainment of the wider population, the District has a very high proportion (37%) of the working age population with qualifications at NVQ Level 4 (Degree level or higher). This is higher than the county (32%), regional (23%) and national (26%) averages (Source: Labour Force Survey 2005).

In terms of basic skills the Harrogate District has a lower than average proportion of the population with poor literacy and numeracy skills (Source: Basic Skills Agency). The national average for people with poor literacy skills is 24%, compared to a Harrogate average of 20.6%. The national average for people with poor numeracy skills is 24%, compared to a Harrogate average of 19.2%.

The following findings are based on interviews carried out with employers in the Harrogate Local Authority District as part of the 2003 National Employers' Skills Survey. The survey provides information on the skill needs of employers looking at areas such as vacancies, skill gaps with the current workforce, training activity, etc. Headlines for the Harrogate survey were as follows:

- 20% of employers in Harrogate have vacancies. This is around 4% of employment
- Where there are skill shortage vacancies, the main skills sought by employers include "generic skills", especially problem solving (56%), technical and practical skills (54%), and general IT user capabilities (20%)
- The main causes of skill gaps are seen as a lack of experience (67%) and recruitment problems (37%).
- Similar to vacancies, the skills lacking were generic skills, such as customer handling (73%) and communication (61%)

- Barriers to a fully skilled workforce included a lack of time for training (62%), a lack of cover for training (57%) and a lack of funding (38%)
- Only 42% of employers stated that they had a training plan
- 67% of establishments stated that they had provided training in the last year

Further information about learning and skills in Harrogate is available in the [Learning and Skills Council Harrogate Factsheet 2005](#)

You can find a range of education and skills statistics for the Harrogate district (including ward level data) on the Dep't for Education & Skills Website at <http://www.dfes.gov.uk/inyourarea>

North Yorkshire County Council is the local education authority for Harrogate. A wealth of information about education and schools can be found on their website at www.northyorks.gov.uk/education

For information about individual educational establishments in the Harrogate district visit <http://www.edubase.co.uk>

11. Employment Land & Property

The availability of employment land and property is an important issue for the local economy, to ensure that sufficient space is available for existing businesses to expand within the District, and for new businesses to start up.

Employment Land in the Local Plan

Allocations for new employment land are identified in the District Local Plan, which was adopted by the Council in 2001 and runs until 2006.

The current employment land position (September 2005) in relation to the Local Plan is:

- 73.26 hectares of employment land allocated or committed within the District
- 44.95 hectares of employment land developed on these sites between April 1991 and April 2005
- This represents an annual development rate of 3.20 hectares. If this development rate continues at the same pace for the next year, a further 3.20 hectares could be developed by April 2006.
- This would equate to a total of 48.15 hectares being developed by the end of the Local Plan period (2006)

(Source: Monitoring Report September 2005, HBC Planning)

It is important to note that the above figures only relate to larger employment sites within the District, and it is recognised that there is additional employment development occurring across the District on smaller sites.

Vacant Commercial Sites & Premises

It is also useful to look at the availability of vacant sites and premises currently being marketed for business use in the Harrogate District. With the help of local property agents, the Council's Economic Development Unit maintain an up-to-date database of vacant commercial premises, and can monitor the total amount of floorspace on the database at any given time, as illustrated by the statistics below:

Summary of Harrogate District Sites and Premises Database

Unit Type	Total Area	Number of Units
Industrial	235,400 sq ft	41
Office	292478 sq ft	82
Retail	52920 sq ft	29
Land	54.45 acres	3

Source: Harrogate Property Finder Database, March 2006

You can undertake an online search for vacant commercial sites and premises in the Harrogate district at www.harrogate.gov.uk/propertyfinder

Employment Land & Property Values

The following information on employment land and property values is taken from the latest [Valuation Office Property Market Report](#) (January 2006). Statistics from the report are based upon recent transaction data for property/land sales throughout the country.

Employment related statistics for Harrogate within the January 2006 report were as follows:

Industrial Land Values

The range of industrial land values reported at 1st January 2006 varied between £400,000 per hectare and £675,000 per hectare, creating a 'typical' land value of £625,000 per hectare. These were the same as values in the previous report (July 2005).

Read the full [Industrial Land chapter of the Valuation Office report](#) for further information

Retail Units Rental Values

The average retail rental value reported at 1st January 2006 (£1/per m²/ per annum) were as follows:

Primary Position	£1300
Secondary Position	£ 750
Out of Town	£ 200

These values are the same as those reported 6 months ago.

Read the full [Retail chapter of the Valuation Office report](#) for further information

Office Units Rental Values

The average office rental value reported at 1st January 2006 (£1/per m²/per annum) were as follows:

Town Centre position, over1000 sq m	£150
Town Centre position, between 150 - 400 sq m	£160
Secondary Position, between 50-150 sq m	£140

These values have all risen compared to values reported 6 months ago. Smaller town centre offices now report a higher rental value per m² than larger ones.

Read the full [Office chapter of the Valuation Office report](#) for further information

Industrial Units Rental Values

The average industrial rental value reported at 1st January 2006 (£1/per m²/per annum) were as follows:

Starter Units (c 25-75 sq m)	£ 90
Nursery Units (c 150-200 sq m)	£ 65
Industrial Units (c 500 sq m)	£ 55
Industrial Units (c 1000 sq m)	£ 55

These values are the same as those reported 6 months ago.

Read the full [Industrial Unit chapter of the Valuation Office report](#) for further information.

You can view or download the full Property Market Report on the Valuation Office Agency website at http://www.voa.gov.uk/publications/property_market_report/pmr-jan-06/index.htm

12. Tourism

Large parts of the Harrogate District owe their very existence to tourism. The development of Harrogate town as a Spa during the Victorian and Edwardian periods, and its dependence on visitor expenditure, is well documented. Knaresborough and Ripon also have a significant tourism heritage, whilst Nidderdale has seen more recent development as a touring base for the Dales.

A significant part of the tourist industry in the Harrogate District and particularly in Harrogate Town relies on the conference and exhibition business (business tourism), the majority of which is operated by Harrogate International Centre. The Centre boasts a 2000 seat main auditorium and 16,500 sq metres of exhibition space in 8 halls as well as the new Queen's Suite (opened in May 2005) which provided a £5 million extension to the conference facilities. The Queen's Suite, developed in direct response to clients' needs provides on main room seating 600 theatre style, divisible into various combinations of up to ten individual sound proof rooms.

The conference/exhibition business is year round and Harrogate International Centre enjoys higher occupancy levels than many of its national competitors.

Business and Holiday Tourism visitor days to the Harrogate District totalled 5.98 million days in 2004/05, with over 270,000 enquiries handled by the 6 Tourist Information Centres in the district during the same period.

Total direct visitor spend (business and holiday) tourism in the District in 2004/05 was £230.2 million. With 350,000 business visitors annually, the contribution of business tourism to this overall spend is estimated at around £160 million. Harrogate is ranked 3rd in the national league of conference towns, based on direct spend by business visitors.

For further information about the Harrogate International Centre, visit their website at www.harrogateinternationalcentre.co.uk. Alternatively holiday tourism statistics are available on the Harrogate Borough Council Tourism website at <http://www.harrogate.gov.uk/tourism>

13. Additional Sources of Information

This document provides specific information about the local economy of the Harrogate district. If you are looking for more detailed information or intelligence about the district, county or region you may find the following websites of interest:

Census Statistics

The 2001 Census was the most comprehensive survey of the UK population. Use this site to access more detailed information on the findings of the Census.

For further information visit: www.statistics.gov.uk/census2001

Commercial Property Statistics (Valuation Office)

Use this site to view or download statistics and reports on the commercial property market

For further information visit:

http://www.voa.gov.uk/publications/property_market_report/index.htm

Education & Skills Statistics (DfES)

Use this site to access a range of education and skills statistics for the Harrogate district (including ward level data)

For further information visit: www.dfes.gov.uk/inyourarea

House Price Statistics (Land Registry)

Use this site to access property price data and reports at local and national levels.

For further information visit: www.landregistry.gov.uk

Alternatively, graphs and tables of local property price trends are also available at www.proviser.co.uk.

Labour Market Statistics (NOMIS)

Use this site to access official labour market statistics for local and national areas, including the Labour Force Survey, Annual Business Inquiry and New Earnings Survey. Includes pre-prepared Labour Market Profiles for all wards within the Harrogate district.

For further information visit: www.nomisweb.co.uk

Learning and Skills Council

The North Yorkshire Learning and Skills Council have a research section on their website which includes the Harrogate District Factsheet 2005 (a more detailed look at education and skills issue facing the district).

For further information visit:

<http://www.lsc.gov.uk/northyorkshire/Documents/SubjectListing/Research/District+Factsheets+2005.htm>

Neighbourhood Statistics

Use this site to view, compare or download statistics for local areas on a wide range of subjects including population, crime, health and housing. Includes pre-prepared Local Area Profiles for all wards within the Harrogate district.

For further information visit: www.neighbourhood.statistics.gov.uk

North Yorkshire County Council

NYCC Population and economic statistics

The North Yorkshire County Council website has a section relating to population and economic statistics. This includes population estimates and census information including the latest Census (2001) and historic census (1841-1901). Factsheets are available at county, district, ward and parish levels for the 2001 census

For further information visit:

<http://www.northyorks.gov.uk/public/site/NYCC/menuitem.0329f0efd584164fd7428f1040008a0c/?vgnextoid=df9c41e7c5557010VgnVCM100000420f1cacRCRD>

NYCC Education

North Yorkshire County Council are the local education authority for Harrogate. Their website contains a wealth of information about education and schools.

For further information visit: www.northyorks.gov.uk/education

York and North Yorkshire Partnership Unit (YNPYU)

The YNPYU research library contains a number of key research documents and links to information and resources which include population figures, unemployment rates, and educational attainment figures. It also provides research at subject, local authority and regional levels. The library will continue to be updated regularly

For Harrogate district data visit:

<http://www.ynpyu.org.uk/Research/ResearchLibrary/Harrogate.stm>

Yorkshire Futures

Use this site to access information and intelligence about the Yorkshire and Humber Region. Includes a 'Monthly Economic Monitor' report which summarises current economic trends at regional, national and global levels.

For further information visit: www.yorkshirefutures.com