

Employment Land Monitoring as at 31st March 2012

	Employment Land Available			Available Land		
	B1- Business (Ha)	B2 – General Industrial (Ha)	B8 – Storage & Distribution (Ha)	Immediately Available (Ha)	Requires Preparation (Ha)	Reserved (Ha)
April 2012	20	15	11	13.8	27.2	2.3
April 2013						
April 2014						
April 2015						

	Historic Take-up Rates						Immediately Available Land Supply		
	Long Term (15 years) 1997 - 2011	Average Take-up (Ha p.a.)	Medium Term (10 years) 2002 - 2011	Average Take-up (Ha p.a.)	Short Term (5 years) 2007 - 2011	Average Take-up (Ha p.a.)	Against Long Term Average Take-up (15 years) 1997 - 2011	Against Medium Term Average Take-up (10 years) 2002 - 2011	Against Short Term Average Take-up (5 years) 2007 - 2011
April 2012	61.51	4.1	38.75	3.87	8.19	1.64	3.4 years	3.7 years	8.4 years
April 2013									
April 2014									
April 2015									

Source: South Tyneside Council Planning Group 2012

April 2011 – April 2012		Vacant Property Enquiries - size in square feet										
		<500	500 to 1,000	1,001 to 2,500	2,501 to 5,000	5,001 to 10,000	10,001 to 20,000	20,001 to 40,000	40,001 to 75,000	>75,001	Total (where size is specified)	Total Enquiries
Retail			5	3							8	12
Industrial			15	6	5	10	8	2	2	7	55	57
Office	8		5	4		1	1				19	21
Mixed Use			2	1	2						5	5

COMMENT:

We have received 3 land enquiries during this reporting period, two of which specified sizes of 15-25 acres and 50 acres.

Note: In addition to the above, the Economic Growth team has also received 89 Self-Employment enquiries and 68 Business Expansion enquiries. If these enquiries progress, there is the possibility of further employment land requirement.

Source: South Tyneside Council Economic Growth Team 2012

April 2011 – April 2012		Office stock and vacancy rates - size in square feet								
	<500	500 to 1,000	1,001 to 2,500	2,501 to 5,000	5,001 to 10,000	10,001 to 20,000	20,001 to 40,000	40,001 to 75,000	>75,001	Total
Stock of units	245	142	128	67	12	14	5	2	1	616
Vacant units	37	25	21	10	1	2	0	0	0	96
Vacancy rate	15%	18%	16%	15%	8%	14%	0%	0%	0%	15%

Source: South Tyneside Council Economic Growth Team 2012

April 2011 – April 2012		Industrial stock and vacancy rates - size in square feet								
	<500	500 to 1,000	1,001 to 2,500	2,501 to 5,000	5,001 to 10,000	10,001 to 20,000	20,001 to 40,000	40,001 to 75,000	>75,001	Total
Stock of units	134	229	233	140	93	71	59	20	21	1,000
Vacant units	9	35	46	16	15	18	6	2	1	149
Vacancy rate	7%	15%	19%	11%	16%	25%	12%	10%	5%	15%

Source: South Tyneside Council Economic Growth Team 2012