

Sunderland City Council and South
Tyneside Council

**International Advanced
Manufacturing Park – Impact
Analyses**

Skills Topic Paper: Technical Annex

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

This paper is a Technical Annex to the Skills Topic Paper which forms part of the Impact Study for the International Advanced Manufacturing Park (IAMP).

This paper provides an analysis of:

- Nissan workers – residential location
- Sunderland 007 Middle Super Output Area (MSOA) workers – residential location
- Nissan supplier workers – residential location

An outline of the data sources used to analyse the Nissan, Sunderland 007 MSOA worker and Nissan supplier data is provided below.

1.1 Nissan Workers Residential Location

Data regarding the employment grade and residential postcode of Nissan Workers was supplied by the client group. This data has been mapped to show the residential locations for Nissan workers for this to then be compared to Census 2011 data to determine a number of socio-economic key characteristics.

The postcode data has also been mapped by MSOA to determine the top 20 residential MSOA locations (see Section 2.1).

1.2 Sunderland 007 MSOA

Travel to Work data from the 2011 Census was used to determine the key residential location of employees working in Sunderland 007 MSOA. This data was also compared to Census 2011 data to determine a number of key socio-economic characteristics of workers residential locations.

The data was mapped by MSOA to determine the top 20 residential MSOA locations (see Section 2.2).

The map below illustrates the location of Sunderland 007 MSOA in relation to the IAMP site. A larger scale map is included in **Appendix K**.



1.3 Nissan Supplier Workers Residential Location

Data regarding the employment grade and residential postcode of Nissan supplier workers was supplied by the client group. This data has been mapped to show the residential locations for Nissan supplier workers.

The postcode data has also been mapped by MSOA to determine the top 10 residential MSOA locations (see Section 2.1).

1.4 Structure of Report

This Technical Annex contains the following information regarding the workforce of Nissan, Sunderland 007 MSOA and Nissan supplier employees:

Section 2: Residence of Workers

Section 3: Transport Networks

Section 4: Level of Employment

Section 5: High Tech Manufacturing Employment

Section 6: Car Ownership

Section 7: Travel to Work

Section 8: Qualifications

Section 9: Health

Section 10: Occupations Sought by Claimants

Section 11: Housing

Maps illustrating the above topics can be found in the appendices of this Technical Annex:

Appendix A: Residence of Workers Maps

Appendix B: Transport Networks Maps

Appendix C: Level of Employment Maps

Appendix D: High Tech Manufacturing Employment Maps

Appendix E: Car Ownership Maps

Appendix F: Travel to Work Maps

Appendix G: Qualifications Maps

Appendix H: Health Maps

Appendix I: Occupations Sought by Claimants Maps

Appendix J: Housing Maps

Appendix K: Sunderland 007 MSOA Map

2 Residence of Workers

2.1 Introduction

The table below outlines the maps associated with the residence of workers, these are included in **Appendix A**.

Drawing Number	Title	Description	Headlines
002	Residence of Nissan Employees (MSOA)	The residential location of Nissan employees by MSOA	The areas that adjoin the IAMP site to the south and east (Sunderland, Durham, Washington) are the most popular residential locations for Nissan employees.
002B	Residence of Nissan Employees at 10km (MSOA)	The residential location of Nissan Employees by MSOA zoomed in to 10km	The areas that adjoin the IAMP site to the south and east (Sunderland, Durham, Washington) are the most popular residential locations for Nissan employees.
003	Residence of Nissan Employees (Postcodes)	The residential location of Nissan employees by postcode	The Tyne and Wear Region contains the highest concentration of Nissan employees, with the urban areas of Sunderland, Washington, Newcastle, South Shields, Gateshead and North Tyneside having the largest amount.
004	Residence of Employees Working in Sunderland 007 MSOA	The residential location of employees working in Sunderland 007 MSOA	The areas that adjoin the IAMP site to the south and east (Sunderland, Durham, Washington) are the most popular residential locations for Nissan employees.
041	Residence of Nissan Supplier Employees by Postcode	The residential location of Nissan supplier employees by postcode	The areas that adjoin the IAMP site to the west and east (Sunderland and Washington) are the most popular residential locations for Nissan supplier employees. Clusters also exist in Gateshead, South Shields and South Sunderland.
042	Residence of Nissan Supplier Employees by MSOA	The residential location of Nissan supplier employees by MSOA	The areas that adjoin the IAMP site to the west and east (Sunderland and Washington) are the most popular residential locations for Nissan supplier employees.

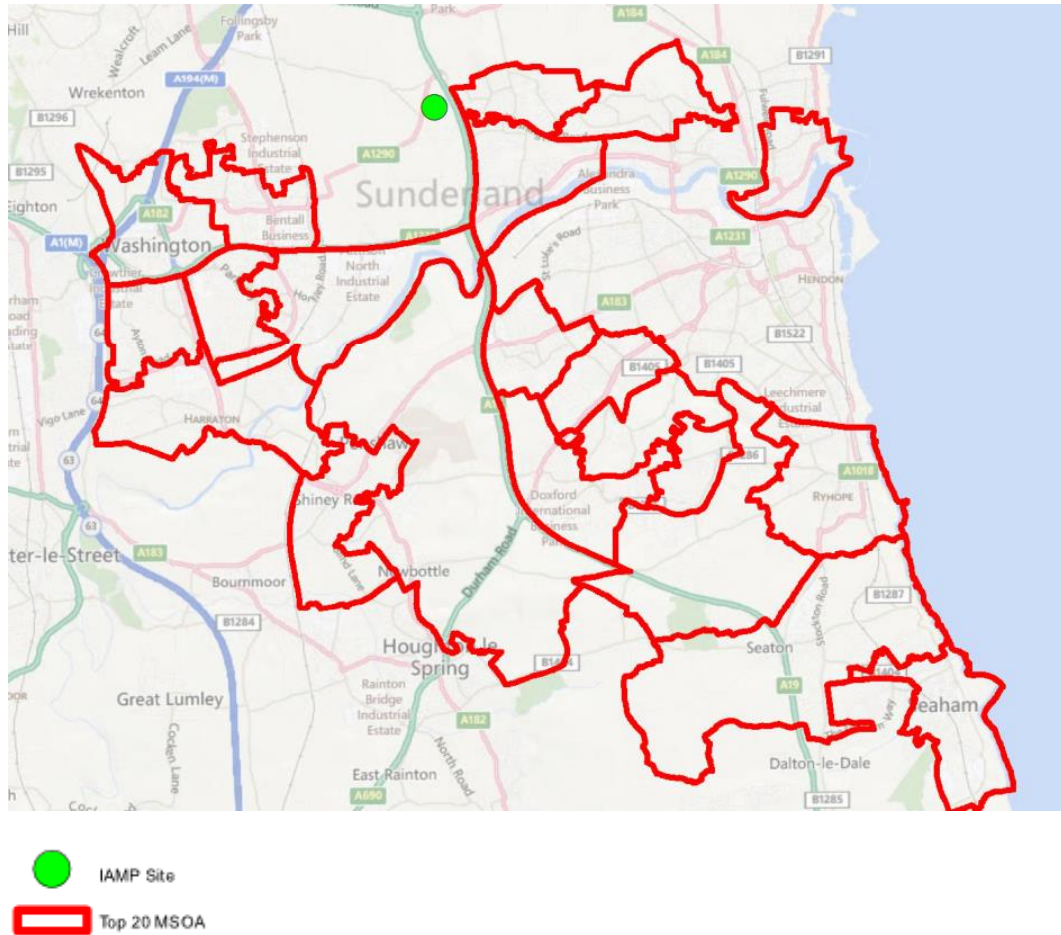
2.2 Nissan Workers

The areas that adjoin the IAMP site to the south and east (Sunderland, Durham, Washington) are the most popular residential locations for Nissan employees. Hylton Castle and Farrington have the highest concentration with over 100 employees.

The table below outlines the top 20 MSOA residential locations of Nissan employees.

MSOA	No. Nissan Employees
Sunderland 008	119
Sunderland 023	109
Sunderland 025	97
Sunderland 017	96
County Durham 016	91
Sunderland 003	90
Sunderland 020	87
Sunderland 028	86
Sunderland 004	83
Sunderland 032	79
Sunderland 009	77
Sunderland 030	76
Sunderland 010	73
County Durham 017	73
Sunderland 021	72
Sunderland 031	71
Sunderland 006	69
Sunderland 019	69
Sunderland 026	68
Sunderland 029	65

Maps illustrating the above can be found in **Appendix A** and below.



The map above shows that the top 20 MSOAs of Nissan workers are relatively close to the IAMP site, with Sunderland, Seaham, Houghton and Washington being key residential locations for workers.

2.3 Employees Working in Sunderland 007 MSOA

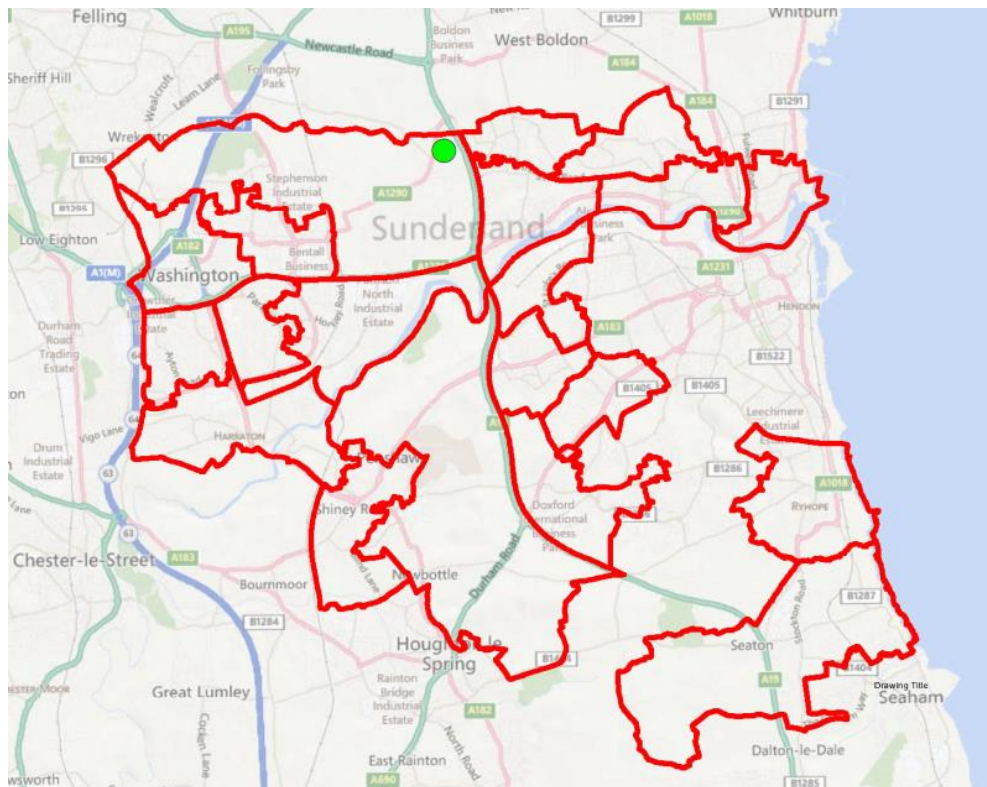
The Tyne & Wear region contains the highest concentration of Nissan employees, with the urban areas of Sunderland, Washington, Newcastle, South Shields, Gateshead and North Tyneside. The highest concentration is in East Washington (Sunderland 009) with 401 employees.

The table below outlines the top 20 residential locations MSOA of Sunderland 007 MSOA employees which makes up 35.80% of the Nissan workforce.

MSOA	No. Sunderland 007 MSOA employees
Sunderland 009	401
Sunderland 020	247
Sunderland 003	232
Sunderland 008	229

Sunderland 017	227
Sunderland 010	225
Sunderland 007	219
Sunderland 025	164
Sunderland 019	154
Sunderland 004	142
Sunderland 032	129
Sunderland 005	115
Sunderland 006	114
Sunderland 030	113
Sunderland 021	109
County Durham 016	105
Sunderland 023	104
Sunderland 029	103
Sunderland 028	102
Sunderland 014	98

Maps illustrating the above can be found in **Appendix A**.



The map above shows that the top 20 MSOAs of Nissan workers are relatively close to the IAMP site, with Sunderland, Seaham, Houghton and Washington being key residential locations for workers.

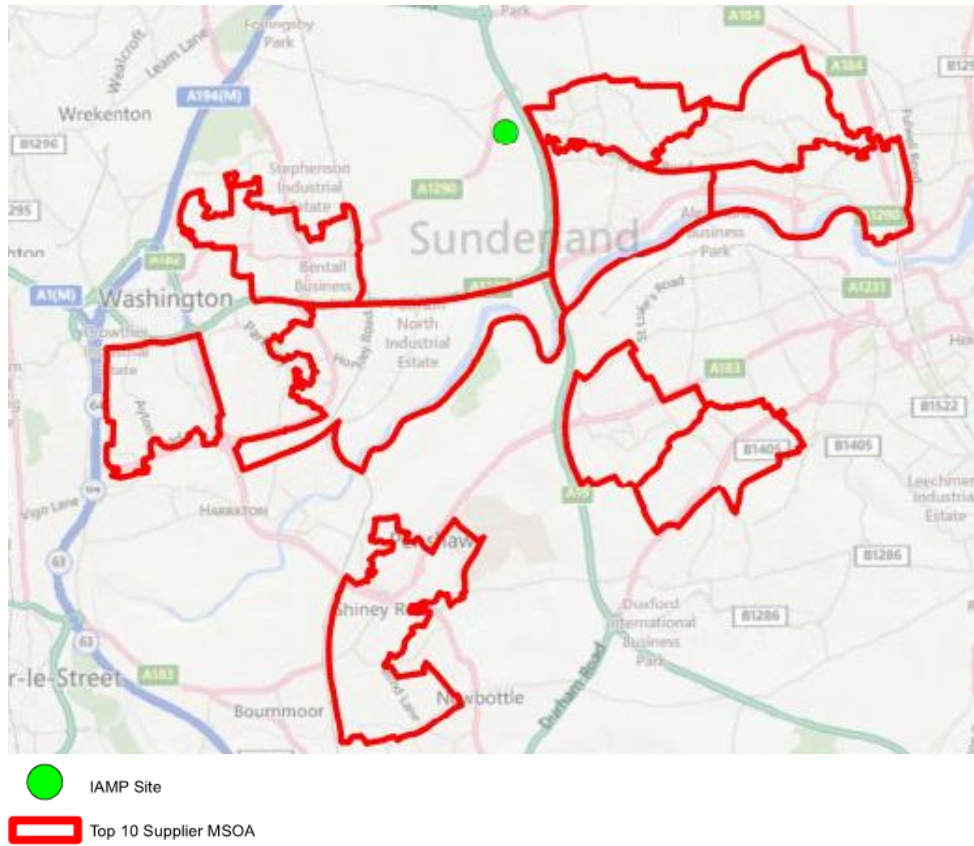
2.4 Nissan Supplier Employees

The areas that adjoin the IAMP site to the west and east (Sunderland and Washington) are the most popular residential locations for Nissan supplier employees. Hylton Castle, Usworth and Town End Farm have the highest concentration with over 60 employees.

The table below outlines the top 10 MSOA residential locations of Nissan supplier employees.

MSOA	No. Nissan Supplier Employees
Sunderland 008	71
Sunderland 009	65
Sunderland 003	60
Sunderland 023	56
Sunderland 004	53
Sunderland 017	47
Sunderland 020	38
Sunderland 005	35
Sunderland 021	34
Sunderland 030	32

Maps illustrating the above can be found in **Appendix A**.



3 Transport Networks

3.1 Introduction

The table below outlines the maps associated with transport networks, these are included in **Appendix B**.

Drawing Number	Title	Description	Headlines
005	Residence of Nissan Employees in Relation to Transport Networks (Postcodes)	Overlay of transport networks including rail and road.	Cluster of workers close to A19 and other major routes including A1.
006	Residence of Employees Working in Sunderland 007 MSOA in Relation to Transport Networks	Overlay of transport networks including rail and road.	Cluster of workers close to A19 and other major routes local routes.
007	Residence of Nissan Employee in Relation to Transport Networks (MSOA)	Overlay of transport networks including rail and road.	Cluster of workers close to A19 and other major routes local routes.

3.2 Nissan Workers

There is a cluster of Nissan workers close to A19 and other major routes including the A1. As would be expected clusters also exist around major transport nodes.

3.3 Employees Working in Sunderland 007 MSOA

There is a cluster of workers close to A19 and other major local routes. As would be expected clusters also exist around major transport nodes.

Maps illustrating the above can be found in **Appendix B**.

4 Level of Employment

4.1 Introduction

The table below outlines the maps associated with employment, these are included in **Appendix C**.

Drawing Number	Title	Description	Headlines
008	Levels of Employment in Relation to Residence of Nissan Employees (Postcodes)	The % of employed individuals living in each MSOA in relation to the postcodes of Nissan workers.	A large proportion of Nissan workers live in areas of 50.01-60.00% employment.
009	Levels of Employment in Relation to Residence of Sunderland 007 MSOA (Top 20 MSOA)	The % of employed individuals living in each MSOA in relation to the top 20 MSOAs of workers travelling to Sunderland 007 MSOA.	The majority of workers in the top 20 Sunderland 007 MSOA live in areas of 50.01-70.00% employment.
010	Levels of Employment in Relation to Residence of Nissan Employees (Top 20 MSOA)	The % of employed individuals living in each MSOA in relation to the top 20 MSOAs of Nissan workers.	The majority of workers in the top 20 Nissan workers MSOA live in areas of 50.01-70.00% employment.
011	Levels of Unemployment in Relation to Residence of Nissan Employees (Top 20 MSOA)	The % of unemployed individuals living in each MSOA in relation to the top 20 MSOAs of Nissan workers.	The majority of workers in the top 20 Nissan MSOA live in areas of 12.01-14.00% unemployment.
012	Levels of Unemployment in Relation to Residence of Sunderland 007 Employees (Top 20 MSOA)	The % of unemployed individuals living in each MSOA in relation to the top 20 MSOAs of employees travelling to Sunderland 007 MSOA.	The majority of workers in the top 20 Sunderland 007 MSOA live in areas of 12.01-14.00% unemployment.
013	Levels of Unemployment in Relation to Residence of Nissan Workers (Postcodes)	The % of unemployed individuals living in each MSOA in relation to Nissan worker postcodes.	The majority of Nissan workers live in areas of 12.01-14.00% unemployment.

4.2 Nissan Workers

The largest proportion (50%) of Nissan workers live in areas where 60.01-70.00% of individuals are employed. This is slightly higher than the North East average of 57.50%, but in line with the England average of 62.10% employment level¹.

In terms of unemployment, the largest proportion (45%) of workers live in areas where 4.01 – 6.00% of individuals are unemployed. This is in line with the North East average of 5.40% and the average in England of 4.40% unemployment².

4.3 Employees Working in Sunderland 007 MSOA

The largest proportion (50%) of workers in the top 20 MSOA live in areas where 60.01-70.00% of individuals are employed. This is above the North East employment average (57.50%), but in line with the England average (62.10%).

In terms of unemployment, the largest proportion (40%) of workers live in areas where 4.01-6.00% of individuals are unemployed. This figure is in line with the unemployment of the North East (5.40%) and England (4.40%) average.

Maps illustrating the above can be found in **Appendix C**.

¹ Data taken from 2011 Census

² Data taken from 2011 Census

5 High Tech Manufacturing Employment

5.1 Introduction

The table below outlines the maps associated with high tech manufacturing employment, these are included in **Appendix D**.

Drawing Number	Title	Description	Headlines
017	Individuals in High Tech Manufacturing Employment	The % of individuals in high tech manufacturing employment living in each MSOA.	The highest number of individuals employed in high tech manufacturing are in Hylton Castle (Sunderland) and West Washington.

5.2 Individuals in High Tech Manufacturing Employment

The highest proportion of individuals employed in high tech manufacturing are in Hylton Castle (Sunderland) and West Washington (8.01-10.00%). This is less than half of the North East average of 21.2% but considerably higher than the England average of 2.33%³.

Other areas with a high proportion of high tech manufacturing employment are Ferryhill, Newton Aycliffe, Bishop Auckland, Peterlee and Houghton-le-Spring with 6.01-8.00% of individuals employed in this industry.

A map illustrating the above can be found in **Appendix D**.

³ Data taken from 2011 Census

6 Car Ownership

6.1 Introduction

The table below outlines the maps associated with car ownership, these are included in **Appendix E**.

Drawing Number	Title	Description	Headlines
014	Levels of No Car Households in Relation to Residence of Nissan Workers (Postcodes)	The % of no car households in each MSOA in relation to Nissan worker postcodes.	A large number of Nissan workers live in areas of high no car households (40%+)
015	Levels of No Car Households in Relation to Residence of Sunderland 007 MSOA Workers (Top 20 MSOA)	The % of no car households in each MSOA in relation to the top 20 MSOA of workers travelling to Sunderland 007.	A large number of Sunderland 007 MSOA workers live in areas of 40% and below of no car households.
016	Levels of No Car Households in Relation to Residence of Nissan Workers (Top 20 MSOA)	The % of no car households in each MSOA in relation to the top 20 MSOA of Nissan Workers.	A large number of Nissan workers live in areas of 40% and below of no car households.
018	Levels of Two or More Van or Car Households in Relation to Residence of Nissan MSOA (Top 20 MSOA)	The % of individuals living in 2 or more car or van households in relation to Nissan MSOA top 20.	A large number of Nissan workers live in areas of 10.01-30.00% of two or more car/van households.
019	Levels of Two or More Van or Car Households in Relation to Residence of Sunderland 007 MSOA (Top 20 MSOA)	The % of individuals living in 2 or more car or van households in relation to the residence of the top 20 MSOA of Sunderland 007 MSOA employees.	A large number of Sunderland 007 MSOA workers live in areas of 10.01-30.00% of two or more car/van households.

020	Levels of Two or More Van or Car Households in Relation to Residence of Nissan Postcodes	The % of individuals living in 2 or more car or van households in relation to the residence of the Nissan employees (postcodes).	A large number of Nissan workers live in areas of 10.01-30.00% of two or more car/van households.
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6.2 Nissan Workers

A large proportion (65%) of Nissan workers live in areas of high no car households (20.01 - 40.00%). This is in line with the England average of 25.80% and North East average of 31.50% no car households⁴.

A large proportion (50%) of Nissan workers live in areas of 20.01-30.00% of two or more car/van households. This is broadly in line with the North East average of 21.10% and England average of 24.70%⁵.

6.3 Employees Working in Sunderland 007 MSOA

A large proportion (55%) of Sunderland 007 MSOA workers live in areas of 20.01 -40.00% and below of no car households. This is in line with the England (25.80%) and North East (31.50%) average of no car households.

A large proportion (50%) of Sunderland 007 MSOA workers live in areas of 20.01-30.00% of two or more car/van households. This is in line with the North East (21.10%) and England (24.70%) average of two or more car/van households.

Maps illustrating the above can be found in **Appendix E**.

⁴ Data taken from 2011 Census

⁵ Data taken from 2011 Census

7 Travel to Work

7.1 Introduction

The table below outlines the maps associated with travel to work, these are included in **Appendix F**.

Drawing Number	Title	Description	Headlines
021	Residence of Nissan Postcodes Showing Travel to Work by Car or Van	The % of individuals travelling to work by car or van in relation to the residence of Nissan employees (postcodes).	A large number of Nissan workers live in areas of where 30.01-40% travel to work by car or van.
022	Residence of Nissan Postcodes by MSOA Showing Travel to Work by Car or Van (Top 20 MSOA)	The % of individuals travelling to work by car or van in relation to the residence of Nissan employees by MSOA.	A large number of Nissan workers live in areas of where 30.01-40% travel to work by car or van.
023	Residence of Workers Travelling to Sunderland 007 (Top 20 MSOA) Travel to Work by Car or Van	The % of individuals travelling to work by car or van in relation to the residence of top 20 MSOA of Sunderland 007 MSOA.	A large number of Sunderland 007 MSOA workers live in areas of where 30.01-40% travel to work by car or van.

7.2 Nissan Workers

A large proportion (45%) of Nissan workers live in areas of where 40.01-50.00% travel to work by car or van. It should be noted that this figure includes both drivers and passengers travelling to work by cars or vans. This figure is in line with the North East average of 41.10% and England average of 40.10%⁶.

7.3 Employees Working in Sunderland 007 MSOA

A large proportion (45%) of Sunderland 007 MSOA workers live in areas of where 40.01-50.00% travel to work by car or van. This is in line with the North East (41.10%) and England (40.10%) average.

Maps illustrating the above can be found in **Appendix F**.

⁶ Data taken from 2011 Census

8 Qualifications

8.1 Introduction

The table below outlines the maps associated with qualifications, these are also included in **Appendix G**.

Drawing Number	Title	Description	Headlines
024	Residence of Workers Travelling to Sunderland 007 MSOA (Top 20 MSOA) with No Qualifications	The % of individuals in each MSOA with no qualifications in relation to the top 20 MSOA of Sunderland 007 MSOA.	A large number of Sunderland 007 MSOA employees live in areas of 20.01-40.00% of individuals with no qualifications.
025	Residence of Nissan Workers Postcodes with No Qualifications	The % of individuals in each MSOA with no qualifications in relation to the postcodes of Nissan workers.	A large number of Sunderland MSOA employees live in areas of 20.01-40.00% of individuals with no qualifications.
026	Residence of Nissan Workers MSOA (Top 20 MSOA) with No Qualifications	The % of individuals in each MSOA with no qualifications in relation to the top 20 MSOA of Nissan workers.	A large number of Sunderland MSOA employees live in areas of 20.01-40.00% of individuals with no qualifications.
027	Residence of Nissan Workers MSOA (Top 20 MSOA) Showing Highest Level Qualification Level 4 or Above	The % of individuals in each MSOA with a qualification of Level 4 or more in relation to the top 20 MSOA of Nissan workers.	A large number of top 20 MSOA of Nissan workers live in areas of 0.00-30.00% of individuals with the highest qualification of level 4 or above.
028	Residence of Nissan Workers (Postcodes) Showing Highest Level Qualification Level 4 or Above	The % of individuals in each MSOA with a qualification of Level 4 or more in relation to the postcodes of Nissan workers.	A large number of the concentration of Nissan workers postcodes live in areas of 0.00-30.00% of individuals with the highest qualification of level 4 or above.

061	Residence of Workers in Sunderland 007 MSOA (Top 20 MSOA) Showing Highest Level Qualification Level 4 or Above	The % of individuals in each MSOA with a qualification of Level 4 or more in relation to the top 20 MSOA of Sunderland 007 MSOA workers.	A large number of top 20 MSOA of Sunderland 007 MSOA workers live in areas of 0.00-30.00% of individuals with the highest qualification of level 4 or above.
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8.2 Nissan Workers

A large proportion (90%) of Nissan employees live in areas where 20.01-40.00% of residents have no qualifications (no GCSEs or equivalent qualification). The higher range of this figure is significantly higher than the North East average of 26.50% and the England average of 22.50% of individuals with no qualifications⁷.

A large proportion (55%) of Nissan workers live in areas where 20.01-30.00% of residents have the highest qualification of level 4 or above. The lower range of this figure is slightly lower than the North East average of 22.20% and England average of 27.40% of individuals with the highest qualification of level 4 or above⁸.

8.3 Employees Working in Sunderland 007 MSOA

A large proportion (55%) of Sunderland MSOA employees live in areas where 20.01-30.00% of residents have no qualifications. The higher range of this figure is higher than the North East (26.5%) and England (22.50%) average.

A large proportion (40%) of Nissan workers live in areas where 10.01-20.00% of residents have the highest qualification of level 4 or above. This is lower than the North East (22.20%) and England (27.40%) average.

Maps illustrating the above can be found in **Appendix G**.

⁷ Data taken from 2011 Census

⁸ Data taken from 2011 Census

9 Health

9.1 Introduction

The table below outlines the maps associated with health, these are also included in **Appendix H**.

Drawing Number	Title	Description	Headlines
029	Residence of Nissan Workers by MSOA (Top 20 MSOA) Showing Long Term Health Conditions	The % of individuals in each MSOA with a long term health condition in relation to Nissan workers top 20 MSOA.	A large number of Nissan employees live in areas of 10.01-20.00% of individuals with long term health conditions.
030	Residence of Nissan workers by Postcode Showing Long Term Health Conditions	The % of individuals in each MSOA with a long term health condition in relation to Nissan workers postcodes.	A large number of Nissan employees live in areas of 10.01-20.00% of individuals with long term health conditions.
031	Residence of Sunderland 007 MSOA (Top 20 MOSA) Workers Showing Long Term Health Conditions	The % of individuals in each MSOA with a long term health condition in relation to top 20 Sunderland MSOA postcodes.	A large number of Sunderland 007 MSOA employees live in areas of 10.01-20.00% of individuals with long term health conditions.

9.2 Nissan Workers

A large proportion (65%) of Nissan employees live in areas where 10.01-15.00% of residents have long term health conditions (health condition lasting/expecting to last 12 months or more). The lower range is in line with the North East average of 10.9% and slightly above the England average of 8.30%⁹.

9.3 Employees Working in Sunderland 007 MSOA

A large proportion (65%) of Sunderland 007 MSOA employees live in areas where 10.01-15.00% of residents have long term health conditions. The lower range is in line with the North East average (10.90%) and slightly above the England (8.30%) average.

⁹ Data taken from 2011 Census

Maps illustrating the above can be found in **Appendix H**.

10 Occupations Sought by Claimants

The table below outlines the maps associated with health, these maps are included in **Appendix I**.

10.1 Introduction

Drawing Number	Title	Description	Headlines
032	Residence of Nissan Workers by MSOA (Top 20 MSOA) Showing SOC 1,2 and 3 Occupations Sought by Unemployed	The number of individuals in each MSOA seeking SOC 1,2 and 3 occupations in relation to top 20 Nissan workers MSOA	The greatest amount of individuals seeking SOC 1, 2 and 3 occupations live in Newcastle upon Tyne with 100-119 claimants. The top 20 MSOA of Nissan workers predominately range from 0-59 claimants seeking SOC 1, 2 and 3 occupations.
033	Residence of Nissan Workers by Postcode Showing SOC 1, 2 and 3 Occupations Sought by Unemployed	The number of individuals in each MSOA seeking SOC 1,2 and 3 occupations in relation to Nissan postcodes	The greatest amount of individuals seeking SOC 1, 2 and 3 occupations live in Newcastle upon Tyne with 100-119 claimants. This is followed by South Shields, Hendon (Sunderland), Easington and Blyth with 80-99 claimants seeking such occupations. The areas of high concentrations of Nissan workers predominately range from 0-59 claimants seeking SOC 1, 2 and 3 occupations.
034	Residence Sunderland 007 MSOA Workers Showing SOC 1, 2 and 3 Occupations Sought by Unemployed	The number of individuals in each MSOA seeking SOC 1,2 and 3 occupations in relation to the top 20 MSOA of Sunderland 007 MSOA workers	The greatest amount of individuals seeking SOC 1, 2 and 3 occupations live in Newcastle upon Tyne with 100-119 claimants. The top 20 MSOA of Sunderland 007 MSOA workers predominately range from 0-59 claimants seeking SOC 1, 2 and 3 occupations.

10.2 Nissan Workers

The largest proportion of individuals seeking Standard Occupational Classification (SOC) 1, 2 and 3¹⁰ occupations live in Newcastle upon Tyne with 100-119 claimants. This is followed by South Shields, Hendon (Sunderland), Easington and Blyth with 80-99 claimants seeking such occupations.

The top 20 MSOA of Nissan workers predominately range from 0-59 claimants seeking SOC 1, 2 and 3 occupations. The areas of high concentrations of Nissan workers predominately range from 0-59 claimants seeking SOC 1, 2 and 3 occupations¹¹.

10.3 Employees Working in Sunderland 007 MSOA

The largest proportion of individuals seeking SOC 1, 2 and 3 occupations live in Newcastle upon Tyne with 100-119 claimants. The top 20 MSOA of Sunderland 007 MSOA workers predominately range from 0-59 claimants seeking SOC 1, 2 and 3 occupations.

Maps illustrating the above can be **Appendix I**.

¹⁰ These are jobs that, at least traditionally, require a certain level of educational and/or vocational training and were thought to be the least likely to be affected by technological advances and competition from low-wage manufacturing imports.

¹¹ Data taken from 2011 Census

11 Housing

11.1 Introduction

The table below outlines the maps associated with health, these are included in **Appendix J**.

Drawing Number	Title	Description	Headlines
035	Residence of Sunderland 007 MSOA Workers (Top 20 MOSA) Showing Owner Occupied Housing	The % of individuals in each MSOA that own/ mortgage their house in relation to top 20 Sunderland 007 workers	The rate of owner occupation in the top 20 MSOA of Sunderland 007 MSOA workers is largely 40.01-80.00% with a small number of areas having 80.01%-100% and 20.01-40.00% owner occupied housing.
036	Residence of Nissan Workers (Top 20 MSOA) Showing Owner Occupied Housing	The % of individuals in each MSOA that own/ mortgage their house in relation to the top 20 of MSOA areas.	The rate of owner occupation in the top 20 MSOA of Nissan workers is largely 40.01-80.00% with a small number of areas having 80.01%-100% and 20.01-40.00% owner occupied housing.
037	Residence of Nissan Workers (Postcodes) Showing Owner Occupied Housing	The % of individuals in each MSOA that own/ mortgage their house in relation to the postcodes of Nissan workers.	The rate of owner occupation in high concentration of Nissan workers is largely 40.01-80.00% with a small number of areas having 80.01%-100% and 20.01-40.00% owner occupied housing.
038	Residence of Nissan Workers (Postcodes) Showing Dwellings of 4 Bedrooms or Above	The % of dwellings in each MSOA with 4 or more bedrooms in relation to the postcodes of Nissan workers	The majority of dwellings in the most concentrated areas of Nissan workers have less than 4 bedrooms, with only 0-20% of dwellings having 4+ rooms. There are a small amount of 30.01% to 40.00% of 4+ bedrooms.

039	Residence of Nissan Workers (top 20 MSOA) Showing Dwellings of 4 Bedrooms or Above	The % of dwellings in each MSOA with 4 or more bedrooms in relation to the postcodes of Nissan workers	The majority of dwellings in the top 20 MSOA of Nissan workers have less than 4 bedrooms, with only 0-20% of dwellings having 4+ rooms. There are a small amount of 30.01% to 40.00% of 4+ bedrooms.
040	Residence of Sunderland 007 Workers (Top 20 MSOA) Showing Dwellings of 4 Bedrooms or Above	The % of dwellings in each MSOA with 4 or more bedrooms in relation to the postcodes of Nissan workers	The majority of dwellings in the top 20 MSOA of Sunderland 007 workers have less than 4 bedrooms, with only 0-20% of dwellings having 4+ rooms. There are a small amount of 30.01 to 40.00% of 4+ bedrooms.

11.2 Nissan Workers

A large proportion (45%) of Nissan workers live in areas where owner occupation is 40.01-60.00% with a small number of areas having 80.01%-100% and 20.01-40.00% owner occupied housing. This is below the North East average of 61.8% and the England average of 63.4%.

The majority of Nissan workers live in areas where the housing stock is less than 4 bedrooms, with only 10.01-20.00% of dwellings having 4+ rooms. There is a small amount of 30.01% to 40.00% of 4+ bedrooms. The lower range of this figure is slightly below the North East average of 15% and significantly below the England average of 21.6%.

11.3 Employees Working in Sunderland 007 MSOA

The majority of Sunderland 007 MSOA workers live in areas of 40.01-80.00% owner occupation levels, with a small number of areas having 80.01%-100% and 20.01-40.00% owner occupied housing. The midrange is in line with the North East (61.8%) and England average of (63.4%).

The majority (45%) of Sunderland 007 workers live in areas where the housing stock is less than 4 bedrooms, with only 10.00-20.00% of dwellings having 4+ rooms. There is a small amount of 30.01 to 40.00% of 4+ bedrooms. The midrange of this figure is below the North East (15%) and England (21.6%) average.

Maps illustrating the above can be found in **Appendix J**.

