Wiltshire and Swindon Economic Partnership

Quarterly Economic Review
July 2006

Prepared by

The Economic Intelligence Unit

Wiltshire County Council

For

Wiltshire Economic Partnership Swindon

Wiltshire
COUNTY COUNCIL

QUARTERLY ECONOMIC REVIEW JULY 2006

Welcome to the fifth edition of Wiltshire & Swindon's Quarterly Economic Review (QER) for July 2006, produced by the Economic Intelligence Unit, Wiltshire County Council. It forms part of a series of reviews that are intended to provide information on Wiltshire & Swindon's economy. In addition to providing you with a source of economic statistics, we have included local economic development news provided by the WSEP partners. We hope you find this publication useful and would appreciate any feedback that you may have. Items in the July 2006 issue include:

- National economic update
- Employment
- Economic Activity
- Unemployment
- Job vacancies
- Property market
- Job losses & gains

The QER will contain certain key economic indicators in every issue (i.e. employment rates, economic activity rates, unemployment rates, property prices), subject to availability. The indicators that are released on an annual basis will be included as and when they are made available. It is intended to include, whenever possible and if appropriate, information for the following geographies: national; regional; county/borough; and districts, as well as comparative information from the previous four quarters. The primary aim of this document is to make sure that the latest economic data is made available to WSEP partners, as soon as possible. Detailed analysis is usually reserved for the annual Economic Assessment.

Some of the items summarise larger datasets so should you require more detailed Information please contact the Economic Intelligence Unit at Wiltshire County Council, Environmental Services, County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JN:

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NATIONAL ECONOMIC UPDATE[1]

- CPI (Consumer Prices Index) inflation rose to 2.5% in June. Since the start of the official series, this figure has only been equalled once before; in September 2005.The largest upward effect came from gas and electricity bills reflecting the phasing in of recent tariff increases. There were also large upward effects from: food and non-alcoholic beverages; tobacco; furniture & furnishings.

- Output price (what manufacturers sell) annual inflation for all manufactured products rose to 2.3% in June, mainly reflecting a rise in food, tobacco and alcohol product prices. Input price inflation fell from 13.7% in May to 10.9% in June.

- The Bank of England has increased interest rates by a quarter of a percentage point to 4.75% in an effort to keep inflation under control.

- The volume of retail sales in the three months to June was 2.1% higher than in the previous three months.

- GDP rose by 0.8% in the second quarter. This growth came mainly from services; largely from distribution, hotels & restaurants and business services and finance. Within distribution, hotels & restaurants, the acceleration came from retail.

- The manufacturing sector continued to shed jobs. There were 112,000 fewer manufacturing jobs in the March to May period than at the same point last year.

- Ministers from European member states have agreed, in principle, to an EU directive aimed at opening up the services sector to cross border competition. The directive aims to create a free market for the services sector by removing the legal and administrative barriers that can hinder businesses from offering their services in another country, and to encourage cross border competition. The directive goes back to parliament for a second reading, possibly by the end of 2006.

[1] Data derives from the Office for National Statistics and www.bbc.co.uk

LABOUR MARKET

This section provides an overview of headline key labour market indicators. The indicators normally used are: employment rate; unemployment rate (Claimant Count & ILO Unemployment); economic activity/inactivity rate; and Jobcentre Plus vacancies.

Employment

The employment rate is defined as the proportion of an economy's working age population that is in employment. It provides an indication on the level of engagement the area's residents are having in the labour market and the ability of an economy to create jobs. The Annual Population Survey's (APS) October 2004 to September 2005 figures show that with 79% and 80.5% respectively, Wiltshire and Swindon had higher employment rates than the regional and national averages (Table 1). West Wiltshire was the district with the highest employment rate (80.8%) and North Wiltshire was the lowest (77.8%).

Table 1: Employment rate (%) of working age population

Area	Jan 2004-Dec 2004	Apr 2004- Mar 2005	Oct 2004- Sept 2005
Great Britain	74.4	#	74.6
South West	77.9	77.9	77.6
Wilts & Swindon	80.1	80.4	79.5
Swindon	79.9	80.1	80.5
Wiltshire	80.2	80.5	79.0
Kennet	80.8	81.2	79.4
North Wiltshire	80.3	79.9	77.8
Salisbury	81.7	81.6	78.2
West Wiltshire	78.4	79.8	80.8

Source: Annual Population Survey~, 2006*

An error has been discovered in the APS data for April 2004 to March 2005. Some records for respondents in Wales, and Scotland and Northern Ireland, referring to January and February 2005, have been omitted from the database. ONS have advised it should not be used. Estimates for England and areas within England are unaffected.

*Data for the period July 2004 to June 2005 is not available

~The APS is a new survey which supersedes the existing two datasets: the local area Labour Force Survey and the quarterly Labour Force Survey.

Economic Activity

The economic activity rate is a good indicator of the health of the labour market in an area. Persons are economically active if they are either employed or unemployed in a particular period. Economically active people can thus be defined as those who supply or want to supply their labour to produce goods and services for the economy. The rates are calculated by expressing the number of persons in the labour force (the labour force is the sum of employed and unemployed persons) as a percentage of the working age population. Table 2 shows that in the period October 2004 to September 2005, Wiltshire and Swindon had higher economic activity rates than the regional and national averages. Of the four Wiltshire districts, West Wiltshire enjoyed the highest economic activity rate with 82.7% whilst Salisbury was the district with the lowest figure (81.0%).

Table 2: Economic activity rate (%) of working age population *

Area	Jan 2004- Dec 2004	Apr 2004- Mar 2005	Oct 2004- Sept 2005
Great Britain	78.2	#	78.4
South West	80.6	80.8	80.4
Wilts & Swindon	82.7	83.1	82.4
Swindon	83.6	83.6	84.2
Wiltshire	82.3	82.8	81.7
Kennet	83.0	84.0	81.9
North Wiltshire	83.4	82.7	81.1
Salisbury	83.9	84.5	81.0
West Wiltshire	79.1	80.7	82.7

Source: Annual Population Survey~, NOMIS 2006*

An error has been discovered in the APS data for April 2004 to March 2005. Some records for respondents in Wales, and Scotland and Northern Ireland, referring to January and February 2005, have been omitted from the database. ONS have advised it should not be used. Estimates for England and areas within England are unaffected.

*Data for the period July 2004 to June 2005 is not available

~The APS is a new survey which supersedes the existing two datasets: the local area Labour Force Survey and the quarterly Labour Force Survey.

Table 3 shows that in Swindon the proportion of those who are economically inactive but would still like to work is 22.8% which amounts to approximately 4,200 working age people. In North Wiltshire, Salisbury, West Wiltshire and Kennet, the figures were 3,700, 3,300, 3,100 and 2,200 respectively. Wiltshire and Swindon therefore had a combined total of 16,500 working age economically inactive people who would like to find work. Together with those registered as unemployed, these people represent a potentially underutilised source of labour. See section on Unemployment (Table 5) for further information on the 'hidden unemployed'.

Table 3: % of economically inactive who want/do not want a job Oct 2004-Sept 2005.*

	Great Britain	South West	Swindon	Wiltshire	Kennet	North Wiltshire	Salisbury	West Wiltshire
Want a job	24.2	25.4	22.8	25.7	28.3	25.0	25.8	24.8
Do not want a job	75.8	74.6	77.2	74.3	71.7	75.0	74.2	75.2

Source: Annual Population Survey~, NOMIS 2006*

*****Data for the period July 2004 to June 2005 is not available

~The APS is a new survey which supersedes the existing two datasets: the local area Labour Force Survey and the quarterly Labour Force Survey.

Unemployment

The claimant count is based on the number of people claiming Jobseekers Allowance (JSA) and is taken from monthly records. People claiming JSA must declare they are out of work, available for, capable of, and actively seeking employment during the week in which the claim is made. Claimant count rates express the number of JSA claimants as a percentage of working age people in an area. Table 4 reveals that in June 2006 Swindon had a higher claimant count rate (2.2%) than Wiltshire (1.0%) although it was just under the national rate of 2.6%. West Wiltshire continued to be the district with the highest claimant count rate with

1.3% although this was still below the national rate. In the 12 months leading up to June 2006, the number of people claiming JSA, in both Wiltshire and Swindon, increased (absolute numbers as well as rates), in line with regional and national trends.

A map displaying Claimant Count Changes in Wiltshire & Swindon's wards can be found in Appendix 1.

Table 4: Claimant Count (numbers & rates (%), working age population

Area	June 2005		March 2006		April 2006		May 2006		June 2006	
	No	*Rate*	*No*	*Rate*	*No*	*Rate*	*No*	*Rate*	*No*	*Rate*
Great Britain	829,994	2.3	960,487	2.7	952,994	2.6	938,051	2.6	925,466	2.6
South West	40,914	1.4	50,140	1.7	50,286	1.7	49,087	1.6	48,047	1.6
Wiltshire & Swindon	4,611	1.2	5,094	1.3	5,236	1.4	5,378	1.4	5,303	1.4
Swindon	2,441	2.1	2,398	2.1	2,465	2.1	2,561	2.2	2,552	2.2
Wiltshire	2,170	0.8	2,696	1.0	2,771	1.0	2,817	1.1	2,751	1.0
Kennet	388	0.8	382	0.8	400	0.9	444	1.0	424	0.9
North Wilts	658	0.8	776	1.0	826	1.1	860	1.1	836	1.1
Salisbury	418	0.6	543	0.8	559	0.8	526	0.8	542	0.8
West Wilts	706	1.0	995	1.4	986	1.3	987	1.3	949	1.3

Source: Claimant Count, NOMIS, 2006

The figures in Table 5 are based on the International Labour Organisation (ILO) definition of unemployment which includes as unemployed all those who are looking for work, whether or not they are on unemployment benefits. The contrast between the claimant count rate and the unemployment rate suggests that there is a difference in unemployment numbers representing a few thousand working age people who could possibly be regarded as part of the 'hidden unemployed'. The 'hidden unemployed' do not claim or may not be entitled to Job Seekers Allowance and are therefore excluded from official unemployment statistics that are based on the claimant count.

The figures below indicate that both Wiltshire and Swindon had unemployment rates (4.0% & 3.1%) that were below the national average of 4.8%, however, in Wiltshire it was only marginally so. Salisbury was the district with the highest unemployment rate 4.3%, only just under the national average.

Table 5: Unemployment rate (%), working age population*

Area	Jan 2004-Dec 2004		Apr 2004 - Mar 2005		Oct 2004 - Sept 2005	
	No	Rate	No	Rate	No	Rate
Great Britain	1,335,100	4.8	1,321,000	4.8	1,341,800	4.8
South West	82,500	3.5	84,900	3.6	82,700	3.5
Wilts & Swindon	1,417,600	3.1	1,405,900	3.2	1,424,500	3.6
Swindon	4,200	4.4	4,100	4.2	4,200	3.1
Wiltshire	5,400	2.5	6,100	2.8	7,000	4.0
Kennet	1,000	2.7	1,300	3.4	1,100	3.5
North Wiltshire	2,400	3.7	2,200	3.4	2,500	2.4
Salisbury	1,500	2.6	2,000	3.4	1,900	4.3
West Wiltshire	600	1.0	700	1.1	1,400	3.3

Source: Annual Population Survey, NOMIS, 2006
*Data for the period July 2004 to June 2005 is not available

Job Vacancies

Jobcentre Plus Notified Vacancy Statistics have traditionally served as a proxy for economic activity over time and to give micro level information, for example snapshot information on vacancy levels in a particular location and for specific occupations. However, it should be noted that Jobcentre Plus only handles a certain proportion of vacancies in the economy. Measures of Jobcentre Plus market share will always be inexact but recent estimates from surveys suggest that it is between 1/3rd and 1/2.

Table 6 contains a count of vacancies notified to employment service job centres in June 2006. In June 2006, 1,521 Wiltshire vacancies were notified to Jobcentre plus. The biggest requirement was for elementary occupations (473). Other occupations with relatively high levels of labour demand were: administrative & secretarial occupations (218); process, plant & machine operatives (187); skilled trades occupations (140) sales & customer service occupations (139); personal service occupations (128); and associate professional and technical occupations (123).

In Swindon, 854 vacancies were notified to Jobcentre Plus during June 2006. The biggest requirement was for elementary occupations (237). Other occupations with relatively high levels of labour demand were: process, plant and machine operatives (149); skilled trades (107) ; and sales & customer service occupations (105). The four Wiltshire districts showed similar demand patterns.

Table 6: Labour Demand – No. Vacancies Notified by Occupation, June 2006

Occupation	Wiltshire	Swindon	Kennet	North Wilts	Salisbury	West Wilts
Managers and Senior Officials	53	35	9	12	15	17
Professional Occupations	60	39	22	17	6	15
Associate Professional and Technical Occupations	123	72	17	38	40	28
Administrative and Secretarial Occupations	218	68	15	84	69	50
Skilled Trades Occupation	140	107	30	45	33	32
Personal Service Occupations	128	42	33	24	52	19
Sales and Customer Service occupations	139	105	13	37	43	46
Process, Plant and Machine Operatives	187	149	30	90	26	41
Elementary Occupations	473	237	91	148	102	132
Total	**1,521**	**854**	**260**	**495**	**386**	**380**

Source: Jobcentre Plus Vacancies, NOMIS 2006
Changes to Jobcentre Plus vacancy handling procedures may result in a drop of around 5% for inflows of newly notified vacancies

Table 7 lists the total stock of unfilled vacancies broken down by occupation, in June 2006. The total number of unfilled vacancies in Wiltshire at that time was 1,964. The jobs that Jobcentre Plus had most difficulty in filling included: elementary occupations (466); personal service occupations (310); and administrative & secretarial occupations (229). Other occupations with relatively high levels of unmet labour demand were: skilled trades occupations (208); sales & customer service occupations (197); and associate professional & technical occupations (186). The total number of unfilled vacancies in Swindon in June 2006 was 1,226. The jobs that were more difficult to fill were: process, plant & machine operatives (272); elementary occupations (212); skilled trades (187); sales & customer service occupations (152); and associate professional & technical occupations (114). In both Wiltshire & Swindon there were unmet labour demands across all occupations; however, the number of unfilled vacancies for lower skilled occupations outweighed those for higher skilled occupations. A similar pattern can be observed across the districts.

Table 7: No. Vacancies Unfilled by Occupation, June 2006

Occupation	Wiltshire	Swindon	Kennet	North Wilts	Salisbury	West Wilts
Managers and Senior Officials	63	61	7	14	29	13
Professional Occupations	92	56	21	20	39	12
Associate Professional and Technical Occupations	186	114	13	82	58	33
Administrative and Secretarial Occupations	229	85	9	104	80	36
Skilled Trades Occupation	208	187	43	70	51	44
Personal Service Occupations	310	87	72	73	90	75
Sales and Customer Service occupations	197	152	20	71	56	50
Process, Plant and Machine Operatives	213	272	34	99	29	51
Elementary Occupations	466	212	61	200	101	104
Total	**1,964**	**1,226**	**280**	**733**	**533**	**418**

Source: Jobcentre Plus Vacancies, NOMIS 2006
Changes to Jobcentre Plus vacancy handling procedures may lead to a reduction in the recorded stocks of unfilled vacancies but in due course these are expected to reflect more accurately job opportunities available via Jobcentre Plus

PROPERTY

This section examines residential and commercial property prices. It also contains an overview of office, industrial and employment land availability in Wiltshire. Commercial property data for Swindon is not available for this edition of the Wiltshire and Swindon Quarterly Economic Review.

Commercial Property Review

Wiltshire

Office

Over the last year (May 2005 – May 2006), the availability of office premises within Wiltshire has declined by 16.3% from a total of 1,018,711 sq ft (210 units) to 852,503 sq ft (224 units). At District level, change has been quite pronounced with North Wiltshire seeing a 25.1% decline in the availability of office floor space, Kennet witnessing a 58.7% decline and Salisbury experiencing a 33.4% decline in office floor space availability. West Wiltshire, by contrast, has seen a dramatic increase in the availability of office premises (71.32% increase); rising from a total of 156,520 sq ft in May 2005 to 268,143 sq ft in May 2006.

The decline in office availability experienced in North Wiltshire is due to the take up of premises in the area and a limited amount of new office property entering the market. A large site at Methuen South was also withdrawn from the market during the May 2005 –May 2006 period. The significant decline in the availability of office premises within Kennet is largely attributable to a single large property (62,722 sq ft) exiting the market and a limited number of smaller properties entering the market. The decline seen in Salisbury is similarly explained by two large properties leaving the market; Station Works, Tisbury and the Downton Business Centre, and few premises entering the market. The dramatic rise seen in the availability of office premises in West Wiltshire is a product of a rise in the number of small office units available and two large properties entering the market; Derby Court at the White Horse Business Park (19,460 sq ft) and County Gate in Trowbridge (14,736 sq ft)

Table 8: Office Availability in Wiltshire, May 2005 – May 2006

Area	May 2005 Sq Ft	May 2006 Sq Ft
North Wiltshire	524,584 (92 units)	392,906 (67 units)
Kennet	132,244 (21 units)	546,59 (33 units)
West Wiltshire	156,520 (27 units)	268,143 (60 units)
Salisbury	205,363 (70 units)	136,795 (64 units)
Wiltshire	1,018,711 (210 units)	852,503 (224 units)

Source: Evolutive, Wiltshire County Council, 2006

Industrial

Despite the number of available industrial units falling from 263 to 258, between May 2005 and May 2006, the amount of industrial floor space available within Wiltshire increased significantly (by 56.6%) from 1,264,439 sq ft to 1,980,198 sq ft. At District level, both North Wiltshire and West Wiltshire saw significant increases in the availability of industrial floor space; with North Wiltshire seeing a 18.4% rise and West Wiltshire seeing a 24.9% rise. Conversely, Kennet and Salisbury experienced marked declines in the availability of industrial floor space during the May 2005 –May 2006 period (57.4% and 17.9% respectively).

Whilst 133,372 sq ft of industrial floor space left the market in North Wiltshire between May 2005 and May 2006, this was offset by 150,000 sq ft of floor space becoming available at Colerne Industrial and Storage Park; resulting in a net increase within the District overall. The increase in the availability of industrial floor space seen in West Wiltshire can be attributed to a significant increase in the number of units available on the market; with 39 units being available in May 2005 and 73 being available in May 2006. In particular, large amounts of industrial floor space became available at Brook Lane Industrial Estate in Westbury (21,654 sq ft), Surplus Barns in Edington (10,309 sq ft), Northacre Industrial Park in Westbury (9,056 sq ft) and Warminster Business Park (8,278 sq ft).

The decline in the availability of industrial floor space witnessed in Kennet between May 2005 and May 2006 is principally attributable to the take up of three very large units at Roundway Industrial Estate in Devizes (76,138 sq ft) and Horton Road Industrial Estate, Devizes (62,722 sq ft and 32,120 sq ft), and only smaller properties entering the market. A similar situation occurred in Salisbury District; with large properties exiting the market at Station Works in Tisbury (40,000 sq ft), Minton Distribution Park in Amesbury (35,014 sq ft), Downton Business Centre (21,639 sq ft) and Old Sarum Airfield (16,014 sq ft) and mainly smaller properties coming on to the market.

Table 9: Industrial Availability Wiltshire, May 2005 – May 2006

Area	May 2005 Sq Ft	May 2006 Sq Ft
North Wiltshire	813,943 (78 units)	963,960 (75 units)
Kennet	379,201 (53 units)	161,477 (53 units)
West Wiltshire	300,280 (39 units)	374,966 (73 units)
Salisbury	584,958 (93 units)	479,795 (91 units)
Wiltshire	1,264,439 (263 units)	1,980,198 (258 units)

Source: Evolutive, Wiltshire County Council, 2006

Employment Land

In the period May 2005 to May 2006, employment land availability within Wiltshire declined sharply by 49.9% from 362 acres to 180.8 acres. With the exception of Kennet District, where employment land availability remained static, all Districts witnessed a decrease in employment land availability across the May 2005 to May 2006 period.

Salisbury experienced the most significant decline, with the total acreage of employment land falling from 280.5 to 11.5; a decrease of 60.2%. This was due to the progression of development at Solstice Park near Amesbury. In North Wiltshire, employment land availability fell by 45.7% from 21.9 acres to 11.9 acres; this was due to a large plot of land coming off the market at Pheasant Business Park. By comparison, employment land availability in West Wiltshire declined by just 3.9%; falling from 57.1 acres to 54.9 acres.

Table 10: Employment Land Availability Wilts, May 2005 – May 2006

Area	May 2005 Acres	May 2006 Acres
North Wiltshire	21.9	11.9
Kennet	2.5	2.5
West Wiltshire	57.1	54.9
Salisbury	280.5	111.5
Wiltshire	362	180.8

Source: Evolutive, Wiltshire County Council, 2006

Average Commercial Rents

Between Spring 2005 and Spring 2006, average commercial rents for office premises increased in all major towns within Wiltshire. Trowbridge saw the most significant rise; from £7.42 per sq ft per annum to £9.05 per sq ft per annum; this was due to an increase in the number of office units with rents in excess of £10 per sq ft per annum (2 in Spring 2005 and 6 in Spring 2006). Salisbury experienced a rise of 5.7% from £9.65 per sq ft per annum to £10.20 per sq ft per annum; this was due to 12 of the units on the market in Spring 2006 having rents in excess of £10 per sq ft per annum; one of which had a rent that equated to £28.13 per sq ft per annum.

Average commercial rents for office premises in Devizes and Chippenham remained relatively stable by comparison; with Devizes seeing a 0.18% increase from £5.68 per sq ft per annum to £5.69 per sq ft per annum and Chippenham seeing a 0.54% rise from £9.33 per sq ft per annum to £9.38 per sq ft per annum.

Average commercial rents for industrial premises increased quite significantly in Devizes, Trowbridge and Chippenham during the period Spring 2005 to Spring 2006. In Devizes, average commercial rents for industrial premises rose by 20.5% from £4.73 per sq ft per annum to £5.70 per sq ft per annum; this was due to 17 units at Hopton Park Industrial Estate entering the market, each with rents in excess of £6 per sq ft per annum. In Trowbridge, average commercial rents for industrial premises rose by 24.6% from £3.57 per sq ft per annum to £4.45 per sq ft per annum; on account of there being 12 units available in Spring 2006 which had higher rents than the 6 units available in Spring 2005.

Average commercial rents for industrial premises in Chippenham also increased between Spring 2005 and Spring 2006; rising by 8.5% from £5.06 per sq ft per annum to £5.49 per sq ft per annum. Salisbury in contrast, saw a decline in average commercial rents for industrial premises during the period Spring 2005 to Spring 2006; decreasing by 1.5% from £6.75 per sq ft per annum to £6.65 per sq ft per annum.

Table 11: Average Commercial Rents, Spring 2005 – Spring 2006 (£ per sq. ft pa)

Area	Mar/Apr/May 2005		Mar/Apr/May 2005	
	Office	Industrial	Office	Industrial
Chippenham	9.33	5.06	9.33	5.06
Devizes	5.68	4.73	5.68	4.73
Salisbury	9.65	6.75	9.65	6.75
Trowbridge	7.42	3.57	7.42	3.57

Source: Evolutive, Wiltshire County Council, 2006

Residential Property

The Land Registry deals with the sale of all properties in England and Wales. It holds the most comprehensive information published on residential property transactions and prices. Land Registry data for the quarter January to March 2006 puts the average house price (for all property types) for England & Wales at £192,742. In Swindon, the average house price in this quarter was put at £155,868 which was considerably lower than the regional and national averages. Wiltshire recorded a higher average house price of £209,024. Kennet was the district with the highest house price (£244,084), followed by Salisbury (£232,765), North Wiltshire (£201,047) and West Wiltshire (£181,469).

There has been an overall decline in average house prices in both Wiltshire and Swindon since the last reported quarter. In Jan/March 2006, average house prices in Wiltshire were 2.3% lower than in October/December 2005. In Swindon they were 2.5% lower. Salisbury was the district with the greatest average house price decrease during this period (-4%) and West Wiltshire was the lowest (-1.4%). These decreases were not in line with national trends.

The average house price in England & Wales in January-March 2006 was 5% higher than in the same quarter a year earlier. Average house prices changes in both Wiltshire (0.1%) and Swindon (-0.5%) failed to match the national average. However, district level information shows that there were exceptions; the average house price rise in Kennet during the period in question was 6.2% which was higher than the national average. West Wiltshire had a house price increase of 0.2%, however, in Salisbury and North Wiltshire there were negative changes with -4.1% and -1.1% respectively.

Table 12: Average house price

Area	Jan-Mar 2005 (£)	Apr-Jun 2005 (£)	July- Sept 2005 (£)	Oct-Dec 2005 (£)	Jan-Mar 2006 (£)
England & Wales	183,529	185,593	194,671	191,768	192,742
South West	197,522	195,004	201,966	199,606	198,952
Swindon	156,597	161,252	157,003	159,857	155,868
Wiltshire	208,740	206,801	219,573	213,830	209,024
North Wiltshire	203,230	198,469	212,082	206,573	201,047
Kennet	229,872	235,107	263,039	248,887	244,084
West Wiltshire	181,105	184,253	187,544	183,948	181,469
Salisbury	242,730	235,463	247,225	239,940	232,765

Source: Residential Property Price Data, Land Registry 2006

JOB LOSSES AND GAINS

Table 13: Job losses

Company	Activity	No. of Jobs Losses	Date Reported	Comment
Kennet and North Wilts Primary Care Trust (PCT)	Warminster and Trowbridge Hospital	Up to -300	13/04/06	Closure of two hospitals threatens up to 300 jobs
Great Western Hospital	Hospital	-58	05/05/06	Originally announced as up to 100 jobs to be lost through natural wastage and redundancies & another 99 frozen throughout the year. Redundancy figure revised 13th June 2006 to 58.
Kennet, North & West Wilts Primary Care Trusts (PCT)	Health care	-85	28/04/06	PCT announced 85 job losses in management, admin and support posts.
Avon Rubber	Tyre Manufacture	-80	26/05/06	Automotive branch sold to Red Diamond Capital.
Trelleborg	Car Part manufacture	-75	26/05/06	Rising costs of meeting EU requirements and the decline of the manufacturing industry is blamed for redundancies
G Plan	Furniture manufacture	-71	26/05/06	Due to rising costs, some operations will be switched to Lithuania.
Ottakars	Bookstore	-50	13/07/06	Ottakars taken over by HMV group, merging stores and head offices. Up to 50 redundancies in October.
Westbury Dairies	Dairy	-35	22/06/06	Dairy shutting down one dryer and reducing staff accordingly.
West Wiltshire Primary Care Trust	Hospital	-25	16/06/06	Closure of hospitals at Westbury and Bradford On Avon results in job losses as permanent jobs cannot be found within the care trust.
Rawsons Fillings	Mattress Firm	-12	02/06/06	Site closing, as a knock on effect from Airsprung closures. Any remaining work will be moved to Yorkshire base.
Hollands	Newsagent	-4	13/04/06	Local newsagents closing blaming loss of trade and knock on effect of road works.
News Plus	Newsagent	-4	06/04/06	Store closing, all staff to be made redundant.
Apetito	Food Manufacture	-51	28/07/06	26 Jobs to be cut at the end of August and 25 jobs to be cut in April 2007. Staff cuts are being made from the pastry factory where sales have fallen.

Source: Extracted from the local press. This is not an exhaustive list of all job losses in Wiltshire & Swindon reported in the last few months.

Table 14: Job Gains

Company	Activity	No. of Jobs Gained	Date reported	Comment
APD	Motor vehicle parts & distribution	10	01/06/06	New site for head office and training centre.
BT Business	Telephone/Internet	17	18/05/06	BT expanded to upgrade local BT network, recruiting 100 across South West, 17 in Swindon
Barracuda Group	Public House	25	06/07/06	New pub to be opened in August and create up to 25 new jobs
Marks & Spencer	Food Retail	38	20/07/06	New Simply Food store for Devizes
Argos	Catalogue Store	40	18/05/06	New store to be opened in Warminster
HSM	Telemarketing Agency	50	27/06/06	Expansion of business
Marks & Spencer	Food Retail	50	19/06/06	New store in Trowbridge with 50 new staff
Golden Tulip	Hotel	50	19/05/06	Proposed new hotel in Chippenham, subject to planning permission.
Sainsburys	Supermarket	65	15/02/06	Take over of former Budgen store in Wootton Bassett, taking on old staff and recruiting new.

Source: Extracted from the local press. This is not an exhaustive list of all job gains in Wiltshire & Swindon reported in the last few months.

SUMMARY – KEY ECONOMIC INDICATORS

	Population Growth % 2001 -2005	GVA Per Head 2003 (£)	GVA Growth (%) per annum 1995-2003	Economic Activity Rate (%) Oct 2004 – Sept 2005	Employment Rate (%) Oct 2004 – Sept 2005	Claimant Count Rate (%) June 2006	Change in Employment (%) 2003-2004	Average Price (£) of Residential Property Jan-Mar 2006
Great Britain *	1.97	16,521	5.27	78.4	74.6	2.6	1.2	192,742
South West	-	15,019	5.26	80.4	77.6	1.6	2.3	198,952
Wiltshire & Swindon	-	-	-	82.4	79.5	1.4	-0.8	-
Wiltshire	3.57	14,689	4.32	81.7	79.0	1.0	-2.0	209,024
Swindon	-	24,305	5.31	84.2	80.5	2.2	1.1	155,868
Kennet	3.83	-	-	81.9	79.4	0.9	-9.1	244,084
North Wiltshire	3.17	-	-	81.1	77.8	1.1	0.5	201,047
Salisbury	1.75	-	-	81.0	78.2	0.8	0.0	232,765
West Wiltshire	5.60	-	-	82.7	80.8	1.3	-2.0	181,469

Source: NOMIS, ONS, Land Registry
**England (not Great Britain) is the national geographical area for residential property and GVA statistics.*

APPENDIX 1: ANNUAL UNEMPLOYMENT CHANGE