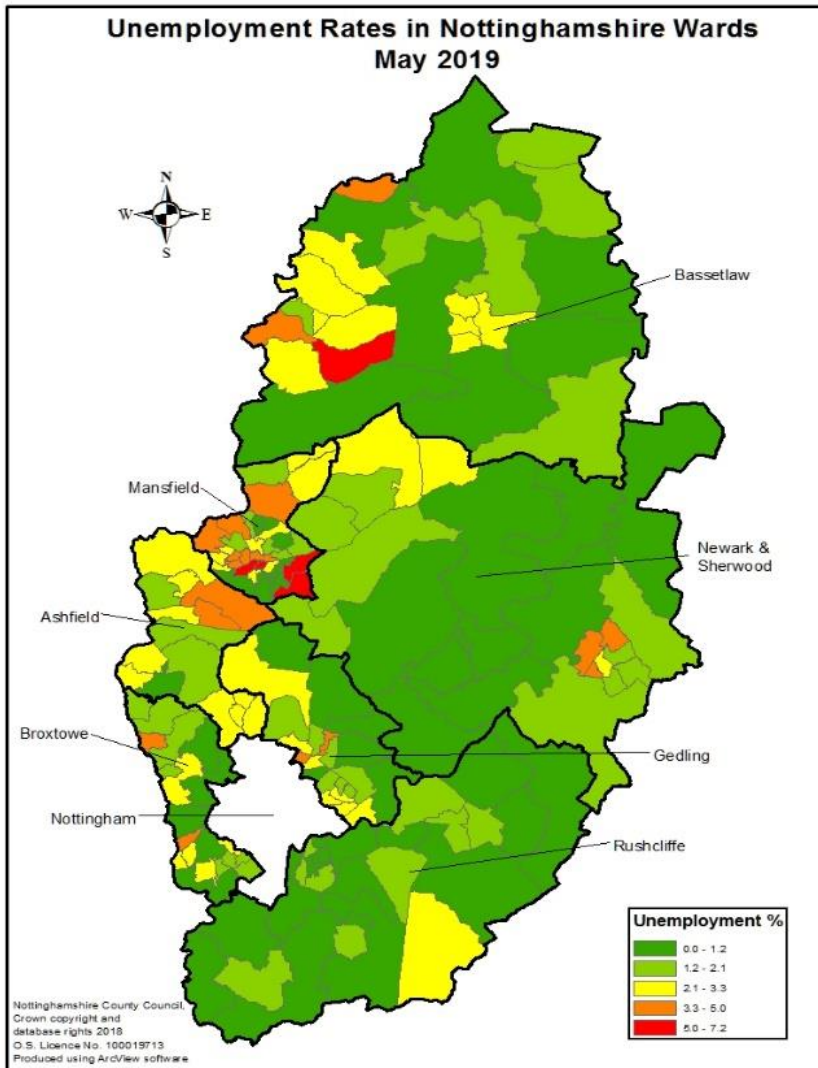


Appendix 1 Economic Data

Rushcliffe economic activity



- Rushcliffe employment rate is 78% which is highest rate in County (closest is Gedling at 75%), County rate is 73%, East Midlands 74% and England is 75%
- Average weekly earning is £696 which is higher than any other area of the county. Average for Notts is £551, EM £529 and England £574
- 62% of residents have qualification level of NVQ 4+, Nottm average is 32.6%, EM is 33.2% and England is 39%
- 35.2% of households have 2 cars – more than other areas of county
- 93% of households in Rushcliffe are within 800m/10 minute straight line walk of a bus stop.
- Median property price in Rushcliffe is approx. £275k

Rushcliffe Businesses 2018

- 5855 businesses in Rushcliffe – highest number in county
- 4475 of those are small – 76.4%
- 15 businesses with 250+ employees
- 665 business starts in 2017 which is more than any previous year except 2015 when there were 1185. 665 is more than any other area in the county
- However there were 640 businesses which closed in that same year which is more than any previous year and the second highest rate in the county after Broxtowe.
- The 5 year survival rate of businesses in Rushcliffe is 45.7% compared to 44.8% for the County, 44.9% for the EM and 43% for England

Nottinghamshire Data:

Sectors: (data only available at county level) – measured by employee numbers working in the sector:

- Top 3 are:
 - Health
 - Manufacturing
 - Retail
- Bottom 3 are:

- Financial and insurance
- Property
- Mining Quarrying and utilities
- Change between 2016 and 2017:
 - Manufacturing and business admin and support services +3000
 - Information and communications +2000
 - Construction -3000
 - Accommodation and food services -2000
 - Retail and public administration and defence -1000
- Productivity has increased 20% growth in last 10 years compared to 25% for England
- Opportunity to broaden business base in emerging sectors – digital and low carbon
- Circa 98% of premises across the County can access super or ultra fast broadband

D2N2 Local Industrial Strategy emerging findings:

Emerging priorities

Systematic, proactive business support:-

- Need to significantly change business investment scale & pace to address competitiveness and productivity issues,
- Asking businesses to change a lot (retrain, adopt new tech, decarbonise, engage with education, employ excluded people etc.),
- Macro forces are inhibiting investment –need to counter them or risk loss of competitiveness,
- Current business support fragmented, SPF provides opportunity to change,
- Need a business focussed, account management approach.

Large scale retraining programme:-

- Within firms to help adopt new management methods & technologies,
- Life long learning to adapt to automation and sector changes,
- Extend economic activity rates for ageing population.

Polycentric 'Future Mobility Zone':-

- Back Cities' bids to be better connected,
- Extend to include towns and rural areas using modern data and comms,
- Seek congestion relief, agglomeration, HS2 benefits maximisation/readiness & improved visitor/resident experience,
- Provide data driven, responsive services as a real car alternative,
- Work on behavioural change transport sharing, flexible working etc..

Clean Growth Revolution:-

- Bring together energy users, business support, low carbon sector, coal & cofired generation site(s)/ workforces & distinctive research assets to drive decarbonisation alongside productivity improvement,
- Work with national programmes to secure low carbon R&D from major OEMs and others in the region (some of them have global choice of location).

UK Modern Methods of Construction Hub:-

- Build on existing strengths in modern construction & aggregates proximity,
- Stimulate private investment in modular construction facilities,
- Encourage development of supporting supply chains,
- Excellent prospects for medium / high productivity jobs in struggling areas.

National Future Food Centre:-

- Build on regional food manufacturing research & innovation assets,
- Enable new firms and scale ups through food grade premises development,
- Focus on future health benefits to address regional issues.

Appendix 2

Business premises

RBC owned Business Premises

Location	Number	Size	Occupancy
Industrial Units			
Manvers Business Park, Cotgrave	30 Units	18 up to 1250 sqft 12 from 1250 – 3850 sqft	100% occupied
Colliers Business Park, Cotgrave	19 Units	10 up to 1250 sqft 9 from 1250 – 5000 sqft	100% occupied
Office			
The Point, West Bridgford	9 Units	Range from 1452 sqft to 2894 sqft	100% occupied
Walkers Yard, Radcliffe on Trent	2 & 3 Walkers Yard		100% occupied
Cotgrave Business Hub	9 Units	1 x 525 sqft 8 x 600 sqft	100% occupied
Retail			
Walkers Yard, Radcliffe on Trent	1a & 1b Walkers Yard		100% occupied
Cotgrave Shopping Centre	9 Units	All 700 sqft	100% occupied
Proposed / future			
Cotgrave Shopping Centre	4 retail units	1 large food retail 3 smaller retail	
Chapel Lane, Bingham	6 units ground floor Serviced office first floor	tbc	
Moorbridge, Bingham	11 industrial units	1,000 to 1,500 sqft	

Turnover rates

- 22 of the 30 units at Manvers business park have had the same tenants over this period and of the 8 that have changed hands the void periods were less than a month.
- Success stories include Gourmet Chocolate Pizza company who expanded from two to three units and GSM Performance doubled in size. Belvoir Engineering also expanded and moved to a larger unit Oct 2018.
- Similarly at Colliers – the original units (1-4) are occupied by two businesses; Mosca have 2 units and BFS expanded from one to two units in June 2019.
- The new units at Colliers (5 – 19) were all successfully let within 4 months of completion. Since then 5 of the 15 have changed hands with no void period each time.
- The Cotgrave Business Hub (offices) opened in June 2018 and was 100% occupied by Sept 2019. The shops in the town centre are also fully let.
- The Point had 2 units that were void for 10 and 19 months at separate times, but is fully occupied again. The office size was the issue in re letting them.
- In 2019 to date 7 enquiries received for premises (mostly industrial) ranging from 500 – 1500 sqft

Units available in the area from the private sector (see appendix 3 for full breakdown)

September 2019:

- Overall for Rushcliffe there were just 5% of industrial premises unoccupied
- Bingham: 7% of industrial premises are vacant

- East Leake and Radcliffe have 0 industrial premises vacant
- West Bridgford has 4% of industrial premises vacant

Future employment development

Designated employment land in Core Strategy

Site	Employment Area	Potential jobs
RAF Newton	6.5ha	970
Land North of Bingham	15.5ha	1100
Cotgrave	4.5ha (approx. 1 acre built out)	640
Fairham	20ha	2000
Edwalton, Sharphill	4.0ha	300
Land East of Gamston including Tollerton airport	20 ha (includes 19,000sqm of office space)	2300
Bunny brickworks	6.3ha	700