

To: Leadership Board

On: 4 December 2019

Report by: Chief Executive

Heading: Renfrewshire Economic Profile (December 2019) and Economic Development Update

1. Summary

- 1.1 This report contains the fifth edition of the new Renfrewshire Economic Profile. These Economic Profile updates are brought to Board at 6 monthly intervals to allow members to track changes in the local economy through a set of key statistical indicators.
 - 1.2 The report also offers members the first in a series of “spotlight” reports on Renfrewshire’s principal employment locations. For December 2019 we have focused on Hillington Park. Future updates will focus on other employment locations such as Inchinnan Business Park, Glasgow Airport and Braehead.
 - 1.3 Following the September 2019 Board report on the European Social Fund position, this report bring members an update on potential implications for Renfrewshire Council.
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2. Recommendations

- 2.1 Board members are asked to note:
 - i. the content of the December 2019 Renfrewshire Economic Profile;
 - ii. the content of the Hillington Park spotlight report; and
 - iii. the update regarding European Social Fund payments.
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3. Background

- 3.1 Leadership Board receive 6-monthly updates relating to the economic performance of Renfrewshire. The last update of this type was presented to the Leadership Board in June 2019.
- 3.2 The purpose of the economic profile is to describe and track the local demographics and economic indicators within Renfrewshire on a 6-monthly basis. The range of indicators presented has also been extended to try to reflect a broader indication of the current health of the Renfrewshire economy and its content will be kept under review to ensure it continues to meet this aim. The data and analysis presented provides a context and a baseline to assess how well Renfrewshire performs in terms of its economic activities over time.
- 3.3 In terms of the profile, officers have selected Scotland and Glasgow city-region as the most appropriate comparators. The national average is a commonly used guide by most local authorities in terms of relative performance. The city-region Economic Strategy (Feb 2017) is now in the process of being refreshed with a publication date of a new Economic Strategy likely to be early 2020.
- 3.4 On 20th September 2019 Renfrewshire published its new 10-year Economic Strategy. The Strategy was very positively received by business and sets out a series of targets for achieving further sustainable and inclusive economic growth in Renfrewshire.
- 3.5 Members comments are welcomed on the format and content of the Economic Profile. On each publication the Profile will be shared with stakeholders and become the key source of data relating to the performance of the local economy. This will offer a relative benchmark from which to assess performance over time. The Profile will align with the forthcoming Renfrewshire Economic Strategy and Action Plan.

4. Key issues arising from Economic Profile

- 4.1 In previous version of these Economic Profile updates to Board officers had selected a range of the latest statistics against Renfrewshire Council Plan and Community Plan strategic objectives to allow members to see progress against some of the authorities' key priorities.
- 4.2 Given that Renfrewshire's Economic Strategy has now been published (September 2019) officers are of the view that the focus needs to move toward the emerging Action Plan for the Strategy (currently in preparation) and the key economic ambitions set out therein.

Renfrewshire Economic Strategy – key ambitions	Renfrewshire Economic Indicator (Dec 2019)	Comment
<p>Grow the working-age population by 5,000 people</p>	<p>Renfrewshire working age population has increased in the last 12 months (now approx. 114,500 persons – 64% of total population)</p> <p>After a few years of no growth, Renfrewshire’s population is now forecast to grow in the next two decades</p>	<p>Two factors will heavily influence Renfrewshire’s ability to meet this target:</p> <ul style="list-style-type: none"> • Being able to create a range and variety of attractive jobs for existing and future residents; • Linked directly to this is creating residential environments that are attractive enough to both attract new residents and retain those forming new households (eg. those leaving education or family home); <p>The working age population is fundamental to successful economies as they form the labour supply that attracts businesses to set up in Renfrewshire. Furthermore, this cohort (in employment) tend to have the highest disposable income and spend more on local services.</p>
<p>Add over 9,000 jobs to the economy from investments and planned actions</p>	<p>Renfrewshire’s employment rate is around 76% based on the latest statistics. This is higher than the national average.</p> <p>Currently about 88,000 Renfrewshire residents are in employment.</p>	<p>Clearly the creation of new jobs in Renfrewshire does not necessarily equate to increased levels of employment for residents (as these jobs can also go to non-residents).</p> <p>The 9,000 new jobs target has been calculated through extensive work on the known investments planned across Renfrewshire, including City Deal projects, new house building, known commercial developments, etc, considering construction jobs plus longer term job opportunities.</p>

Renfrewshire Economic Strategy – key ambitions	Renfrewshire Economic Indicator (Dec 2019)	Comment
		<p>It includes:</p> <ul style="list-style-type: none"> • 100 jobs at new factory for Scottish Leather Group in Paisley; • 80 jobs at MMIC; • 225 jobs at NMIS;
Add an additional £400million GVA each year to the Renfrewshire economy	<p>Renfrewshire's combined GVA (gross value added) amounts to £3.4 billion per year.</p> <p>GVA is an important measurement of the strength of the Renfrewshire economy.</p>	<p>In recent years the Renfrewshire GVA has not grown by as much as £400m in a number of years. This is therefore an ambitious stretch target.</p> <p>However, based on the known and planned investments in the area we believe that this level of growth is achievable.</p>
Grow the Renfrewshire manufacturing sector by 30% (£GVA)	<p>Manufacturing is the largest economic sector (by size) and accounts for 1 in 10 jobs in Renfrewshire and is worth up to £630m to the local economy (18% of the area's GVA).</p> <p>To achieve a 30% growth in the next 10 years would mean that manufacturing would then account for about one quarter of the total Renfrewshire economy (GVA).</p>	<p>Manufacturing is one of Renfrewshire's most important business sectors.</p> <p>The creation of the Advanced Manufacturing Innovation District Scotland (AMIDS) will be the key driver in achieving this target growth in GVA. It is envisaged that the planned investment at the Netherton Campus in the form of NMIS and MMIC will act as a catalyst for further investment in the sector locally.</p> <p>The Economic Strategy Action Plan will highlight a pathway for this including upskilling the local workforce, aligning the education system to this opportunity and ensuring that land / property is available for this sector in appropriate locations.</p>
Reduce economic inactivity by 15%, bringing over 3,000 local people into the workforce	<p>Of the 21,000 economically inactive in Renfrewshire (2018-19), over half of this cohort are either students (5,000) or long-term sick</p>	<p>By targeting employability initiatives at those furthest from the labour market, Renfrewshire can make the biggest difference to reducing inactivity, boosting the size of</p>

Renfrewshire Economic Strategy – key ambitions	Renfrewshire Economic Indicator (Dec 2019)	Comment
	<p>(6,600). A further 3,000 aged under 65 are classed as retired.</p> <p>The remainder in this group include those who currently look after the family home (3,700 people).</p>	<p>its labour pool and offering pathways to paid employment through initiatives with local employers.</p> <p>Reducing economic inactivity will also make a significant difference to Renfrewshire's productivity, which in turn will boost its GVA.</p>
Reduce by 60% the number of businesses reporting skills gap/shortages impacting on their performance	<p>The issue of skills gaps / shortages emerged strongly from businesses during the preparation of the Renfrewshire Economic Strategy (2019).</p> <p>To date this has not been a factor that has been included in the Economic Profiles presented to Board</p>	<p>The issue highlighted by businesses in Renfrewshire (both large and smaller) is that new entrants to the labour market and those seeking new roles have identifiable gaps in their skill sets for the positions on offer.</p> <p>This is an issue for all stakeholders to address (education, business, individual employees, etc) and one which the forthcoming Renfrewshire Skills Plan will begin to address in more detail.</p>

5. Spotlight On.....Hillington Business Park

- 5.1 This Economic Profile introduces a new section that seeks to focus on each of the main employment locations around Renfrewshire. The intention is to bring to members and the wider public's attention the scale and range of businesses and job opportunities that exist within the Council area.
- 5.2 In the first of these spotlight reports we have focused on Hillington Business Park – Renfrewshire's longest established large scale business location. The detailed report is attached at Appendix 2. Some of the key issues highlighted in the report are:
- About 1 in 10 of all Renfrewshire jobs are located at Hillington (8,000 jobs);
 - The Park is home to over 500 businesses;

- One third of the business at Hillington are in the manufacturing sector, with a further third being accounted for by two other sectors - construction and logistics / storage;
- In 2014 Hillington Park became Renfrewshire's first Simplified Planning Zone;
- There is scope for significant further development and job creation at Hillington Park primarily focused on industrial and warehousing uses;
- Ambitious plans outlined in new masterplan which could deliver 75,000 sqm of new floorspace.

5.3 Future spotlights will focus on, amongst others, Glasgow Airport, Inchinnan Business Park and Braehead. All of these specific locations contribute thousands of job opportunities for the local workforce and play a significant role in making the Renfrewshire economy the success it is at 2019.

6. Update on suspension of European Social Fund payments

- 6.1 It was reported to the 18th September 2019 Leadership Board that since February 2019 the European Social Fund (ESF) programme in Scotland has been in 'pre-suspension' due to audit and compliance issues at Scottish Government. As a result of this all payments from the European Commission to the Scottish Government, as Managing Authority, have been suspended and all payments from the Scottish Government to the ESF partners (including Renfrewshire Council) have also been suspended.
- 6.2 European Commission processes are such that 'pre-suspension' status lasts for a maximum of 9 months, following which the relevant programme moves into 'suspension' status if there are outstanding and unresolved audit issues. The European Commission has formally advised that the programme which entered 'pre-suspension' stage on 21 February 2019 moved into 'suspension' status from 15 November 2019.
- 6.3 The Scottish Government have stated that they are confident in the measures being put in place to address the Commission's concerns and that, as soon as the Commission indicate that they are fully satisfied with these measures, the suspension will be lifted. At the current time, until further information is provided by the Scottish Government, it is not possible to determine what progress has been made regarding the issues of non-compliance raised by the EC.

Implications for Renfrewshire Council:

- 6.4 The Council is an experienced lead partner when managing European funds and has followed the guidance offered appropriately. The Council has successfully claimed ESF to the value of £2.73M in the current programme and has had all activity audited and approved by Scottish Government. This indicates that the Council has correctly followed the guidance in place by Scottish Government. The Council currently has outstanding (checked and

verified) claims valued at £1,950,176 ESF caught up in the suspension (approved but not paid) and a further £406,502 ESF claims waiting to be submitted (ESF claims to end June 2019). The latter figure will approximately double when taken to the notified suspension date of 15 November 2019.

- 6.5 Renfrewshire Council have already put measures in place to reduce EU spend until there is a satisfactory resolution to the compliance issues. However, urgent information is now required from the Scottish Government relating to the likelihood of the suspension being lifted and the expected timescales for this. The Council now requires to determine whether further mitigating action is required and the situation can be managed or whether activity relating to these programmes needs to be reduced or stopped.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – none
3. **Community Planning** –
 - **Empowering our Communities** – the new Economic Profile will enable communities to have a clearer understanding of the relative performance of the Renfrewshire economy.
 - **Jobs and the Economy** - the new Economic Profile will present a clearer picture of the relative performance of the Renfrewshire economy. The Spotlight on particular employment locations will allow members, the public and Renfrewshire stakeholders to better understand the scale and variety of employment opportunities and business activity that takes places currently across the area.
4. **Legal** – none
5. **Property/Assets** - none
6. **Information Technology** – none
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.
8. **Health & Safety** - none
9. **Procurement** – none

10. **Risk** – none
 11. **Privacy Impact** – none
 12. **Cosla Policy Position** – not applicable.
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List of Background Papers


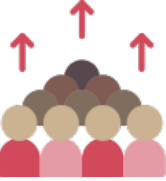






- (a) Economic Profile; Leadership Board; 19 June 2019

The foregoing background papers will be retained within the Chief Executives Service for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officers within the service are Alasdair Morrison; Head of Regeneration; Chief Executive's Service; T-0141 6184664; alasdair.morrison@renfrewshire.gov.uk and Ruth Cooper; Economic Development Manager; Chief Executive's Service; T-01416187868; ruth.cooper@renfrewshire.gov.uk;



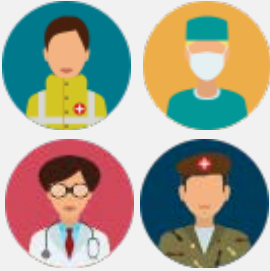

Author: Alasdair Morrison; Head of Regeneration; Chief Executive's Services;
T-0141 6184664; alasdair.morrison@renfrewshire.gov.uk






Renfrewshire Economic Statistics (December 2019)

1. Population


	Renfrewshire	Scotland	Glasgow City Region
 <p>Population (2018)</p>	<p>177,790</p> <p>Increase of 4.1% on 2011</p>	<p>5,438,100</p> <p>Increase of 3.5% on 2011</p>	<p>1,834,180</p> <p>Increase of 3.5% on 2011</p>
 <p>Population projection (at 2041, 2016 based)</p>	<p>181,603</p> <p>3% increase on 2016</p>	<p>5,693,201</p> <p>5.3% increase on 2016</p>	<p>1,894,090</p> <p>4.2% increase on 2016</p>
 <p>Births</p>	1,746	52,248	18,372
 <p>Deaths</p>	2,147	59,911	20,531
 <p>Net migration</p>	1,340	20,900	9,050
<p>Components of population change (mid 2017 – mid 2018)</p>	+0.5% yearly change	+0.2% yearly change	+0.1% yearly change
 <p>Male</p>	76.2 years	77.0 years	<p>Renfrewshire has the 4th highest LE for males and the 4th highest life expectancy for females.</p> <p>Glasgow has the lowest male LE (73.4yrs) and East Ren. the highest (80.5yrs).</p> <p>Glasgow also has the lowest female LE (78.7yrs) and East Ren. has the highest (83.8yrs).</p>
 <p>Female</p>	80.2 years	81.1 years	
<p>Life Expectancy (2015-17)</p>			
 <p>% of population that is of the working age (16-64yrs) (at 2018)</p>	64%	64%	64%





2. Employment

	Renfrewshire	Scotland	Glasgow City Region
 <p>Employment Rate (Jul 2018 – Jun 2019)</p>	76.7%	74.7%	<p>Renfrewshire has the 2nd highest employment rate in the GCR.</p> <p>East Dunbartonshire has the highest (77.6%) and Glasgow City has the lowest (66.9%).</p>
 <p>Unemployment Rate (Jul 2018 – Jun 2019)</p>	4.3%	4.1%	<p>Renfrewshire has the 4th highest unemployment rate in the GCR.</p> <p>East Dunbartonshire has the lowest (2.9%) and Glasgow the highest (5.5%).</p>
 <p>Occupations (Workplaces in Renfrewshire; at 2018)</p>	<p>Renfrewshire has above average employment in:</p> <ul style="list-style-type: none"> • Manufacturing (9,000 jobs) • Transportation and storage (7,000) • Wholesale and retail trade (15,000) • Administrative and support services (11,000) 	<p>Scotland is closer to Renfrewshire in terms of the proportion for human health and social work employment but is significantly lower in the other sectors.</p>	<p>Renfrewshire has much higher proportions of employment than the GCR in:</p> <ul style="list-style-type: none"> • manufacturing, and • transportation and storage
 <p>Earnings (at 2019)</p>	<p>Median weekly earnings for full-time employees living in Renfrewshire are £626.90.</p> <p>Median weekly earnings for full-time employees working in Renfrewshire are £536.10.</p>	<p>Median weekly earnings for full-time employees living in Scotland are £577.70.</p> <p>Median weekly earnings for full-time employees working in Scotland are £576.70.</p>	<p>Renfrewshire has the 3rd highest resident earnings in the GCR with East Ren. the highest (£787.90) and West Dunbartonshire the lowest (£522.70).</p> <p>Renfrewshire has the 3rd lowest workplace earning in the GCR with Glasgow the highest (£589.20) and East Ren. the lowest (£491.90).</p>



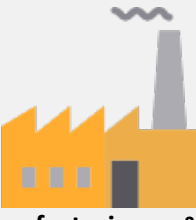
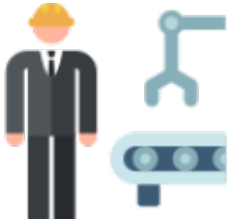
	Renfrewshire	Scotland	Glasgow City Region
 <p>Qualifications NVQ4 and above % of pop 16-64yrs (Jan-Dec 2018)</p>	40.5%	44.2%	Renfrewshire has the 4 th highest rate of qualification at this level with East Dunbartonshire the highest (55.7%) and West Dunbartonshire the lowest (35.2%).
 <p>Walk</p>	3.1%	12.3%	Renfrewshire has the 4th highest % driving to work in the GCR with Glasgow City the lowest (55.1%) and North Lanarkshire the highest (79.9%).
 <p>Drive (car/van)</p>	73.0%	67.0%	
 <p>Cycle</p>	2.1%	2.6%	Renfrewshire has the 4th lowest % taking bus/rail services to work in the GCR with Glasgow City the highest (28%) and North Lanarkshire the lowest (12.7%).
 <p>Bus / rail</p>	19.5%	15.6%	
Travel to Work Survey SHS (2016)			





3. Business

	Renfrewshire	Scotland	Glasgow City Region
 <p>Private Enterprises (2019)</p>	<p>4,645 private enterprises in Renfrewshire</p> <p>85.9% have less than 10 employees</p> <p>0.6% have more than 250 employees</p> <p>This figure is for VAT and/or PAYE registered enterprises.</p>	<p>Slightly higher proportion of small enterprises (less than 10 employees) at 88%.</p> <p>Smaller proportion of large businesses (0.4%).</p>	<p>Equivalent proportion of small enterprises (less than 10 employees) at 87.6%.</p> <p>Smaller proportion of large businesses (0.5%).</p>



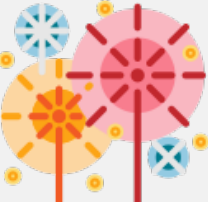
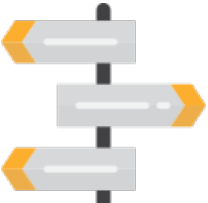
 <p>Business Start Ups (per 10,000 working age population, 2017)</p>	57.1	61.7	<p>59.9</p> <p>Renfrewshire had the 4th largest number of start-ups 650 (9%) with Glasgow City the most with 3,105 (36%%) and Inverclyde the fewest with 215 (4%).</p>
 <p>Business Closures (per 10,000 working age population, 2017)</p>	52.2	58.2	<p>55.4</p> <p>Renfrewshire had the fourth largest number of closures in GCR at 595 (9%) with Glasgow City the most with 2,935 (44%) and Inverclyde the fewest with 200 (3%).</p>
 <p>GVA (2017)</p>	<p>£3.43 billion</p> <p>(see appendix one for full breakdown)</p>	<p>£91.8 billion</p>	<p>£26.7 billion</p> <p>This accounts for 29.1% of Scottish GVA.</p> <p>Glasgow City accounts for 44.5% of the overall region GVA. Renfrewshire has the fourth largest GVA (13%) with East Ren. the smallest at £588 million (2.2%).</p>
 <p>Town Centre Vacancy Rates (2019)</p>	<p>Paisley – 13.6%</p> <p>Renfrew – 8%</p> <p>Johnstone – 9.8%</p> <p>Erskine – 0%</p> <p>Braehead – 9%</p> <p>Linwood – 0%</p>	<p>Within Paisley Town Centre (as defined by the Local Development Plan) there is more than 1,000,000 sq. Ft. of retail/commercial space.</p> <p>The current overall number of ground floor commercial units is 420 with 57 units vacant.</p>	<p>The areas with the highest concentrations of vacant units include New Street (24%), the Paisley Centre (22.2%), the High Street (17.6%) and the Piazza Centre (16%).</p> <p>It should be noted that many of the units currently vacant are not in a suitable condition for immediate use.</p>

4. Manufacturing





	Renfrewshire	Scotland	Glasgow City Region
 <p>Number Employed in Manufacturing Sector (2017)</p>	<p>9,000</p> <p>This figure has remained stable on the 2016 figure but is a 12.5% increase on 2015.</p>	<p>182,500</p> <p>Glasgow City has the highest number of manufacturing jobs in the Scotland (18,000) and Orkney the lowest (350).</p>	<p>55,300</p> <p>Glasgow City has the highest number of manufacturing jobs in the GCR (18,000) and East Renfrewshire the lowest (700).</p>
 <p>Number Employed in Manufacturing Sector per 10,000 working age population (2017)</p>	<p>794</p> <p>Renfrewshire has a higher rate of employment in manufacturing than the GCR and Scottish rates. 10.7% of jobs in Renfrewshire are in manufacturing compared to 7.4% in Scotland.</p>	<p>523</p>	<p>461</p>
 <p>Manufacturing as % of total employment (2017)</p>	<p>10.7%</p> <p>This figure is down slightly on the 2016 figure (10.8%) due to a small increase in the size of the overall workforce.</p>	<p>7.4%</p> <p>Moray has the highest proportion of employment in manufacturing in Scotland (17.1%) and Edinburgh City the lowest (2.5%).</p>	<p>9%</p> <p>Renfrewshire has the highest proportion of employment in manufacturing in the GCR (10.7%) and East Ren. the lowest (3.3%).</p>
 <p>% of Scottish Manufacturing GVA (2017)</p>	<p>5.2%</p> <p>Renfrewshire contributes a higher proportion of Scottish manufacturing GVA than its overall contribution to Scottish GVA (3.7%).</p>	<p>100.0%</p> <p>Glasgow City produces the highest proportion of Scottish manufacturing GVA (10.1%) and Orkney Islands the lowest (0.2%).</p>	<p>30.4%</p> <p>Glasgow City produces the highest proportion of Scottish manufacturing GVA in the GCR (10.1%) and East Ren. the lowest (0.3%).</p>





 <p>Manufacturing as a % of GVA (2017)</p>	<p>18.3%</p> <p>Renfrewshire contributes the eleventh highest proportion of local GVA through manufacturing in Scotland.</p>	<p>14.4%</p> <p>Moray produces the highest proportion of local GVA through manufacturing (39.0%) and Edinburgh the lowest (4.5%).</p>	<p>14.6%</p> <p>West Dunbartonshire produces the highest proportion of local GVA through manufacturing in the GCR (39.3%) and Glasgow the lowest (8%).</p>
 <p>Expenditure (£) on R&D within businesses per head of population (2017)</p>	<p>160</p> <p>Renfrewshire has the 9th highest spend per head of population in Scotland.</p>	<p>230</p> <p>West Lothian has the highest spend per head (£882) and East Dunbartonshire the lowest (£17) of the reported figures.</p> <p>Note: 3 councils had figures too low to disclose</p>	<p>186</p> <p>Renfrewshire has the 4th highest per head expenditure on R&D in the GCR area.</p> <p>Glasgow City has the highest (£324) in the GCR area and East Dunbartonshire the lowest (£17).</p>
 <p>Manufacturing sector expenditure (£m) on R&D expenditure (2017)</p>	<p>17</p>	<p>593</p> <p>Edinburgh City has the highest spend (£190m) and Perth and Kinross the lowest (£1m) of the reported figures.</p> <p>Note: 14 councils had figures too low to disclose.</p>	<p>97</p> <p>Renfrewshire has the third highest expenditure on manufacturing R&D in the GCR area.</p> <p>North Lanarkshire has the highest (£52m) in the GCR area only three LAs reported figures</p>
 <p>Manufacturing R&D expenditure as % of total GVA (2017)</p>	<p>65%</p> <p>Renfrewshire spends a higher % of its R&D expenditure on manufacturing than the Scottish and GCR figures.</p>	<p>55%</p>	<p>50%</p> <p>North Lanarkshire has the highest % spend on manufacturing R&D in the GCR area (80%).</p>

5. Tourism

	Renfrewshire	Scotland	Glasgow City Region
 <p>Sustainable employment in tourism (at 2017)</p>	5,700	206,600	<p>58,900</p> <p>This accounts for 28.5% of Scottish sustainable tourism employment.</p> <p>Renfrewshire has the fourth highest level of employment (9.7%). Glasgow has the largest with 29,300 (49.8%) and East Renfrewshire the smallest with 1600 (2.7%).</p>
 <p>Total Visitor Spend (2016-18)</p>	<p>£68.8m</p> <p>This includes the spend for both day and overnight visitors.</p> <p>This is an increase of 10% on the figure for 2015-17 (£62.5m).</p>		
 <p>Visitors to Events from outwith Renfrewshire (2018)</p>	<p>38,392</p> <p>This is an increase of 14% on the figure for 2017.</p>		
 <p>All Visits to Attractions (2018)</p>	<p>1.36m</p> <p>This is down 23.1% on 2017</p>		

6. Housing

	Renfrewshire	Scotland	Glasgow City Region
 <p>Workforce lives and works in their Local Authority area (at 2011)</p>	52.6%	67.5 (of Scottish people live and work in their own local authority area)	Renfrewshire has the 4th lowest proportion of its workforce living and working in the LA area with Inverclyde the highest (75%) and East Renfrewshire the lowest (45.2%).
 <p>Supply of New Housing – Rate per 10,000 Population (2018/19)</p>	56.9 There was an increase in house building in Renfrewshire between 17/18 and 18/19 from 811 to 1,011	41.0 There was an increase in house building in Scotland between 17/18 and 18/19 from 19,320 to 22,273 .	33.7 Renfrewshire has the highest rate of new house building in the Glasgow City Region. South Lanarkshire has the next highest (50.5) and Inverclyde the lowest (21.9).
 <p>Supply of New Housing – Rate per 10,000 Population (average 2014/15 to 2018/19)</p>	41.5	35.2	30.5 Renfrewshire has the highest 5-year rate of new house building in the Glasgow City Region. South Lanarkshire has the next highest (35.6) and Inverclyde the lowest (19.3).
 <p>Urban Vacant and Derelict Land (Hectares; 2018)</p>	255	11,037	3,428 This is 31.1% of the Scottish total. Renfrewshire has the 4 th highest total area of vacant and derelict land in GCR (7.4%) with North Lanarkshire the highest with 1,334 hectares (38.9%) and East Renfrewshire the lowest with 52 hectares (0.7%).

 <p>Urban Vacant and Derelict Land as % of all Scottish V&D land (2018)</p>	<p>2.3%</p>	<p>100%</p>	<p>31.1%</p> <p>Renfrewshire has the 3rd highest % of Scottish V&D land in the Glasgow City Region with North Lanarkshire the highest (12.1%) and East Ren. the lowest (0.2%).</p>
 <p>Urban Vacant and Derelict Land as % of total land area (2018)</p>	<p>0.6%</p>	<p>0.1%</p>	<p>1.0%</p> <p>Renfrewshire has the 4th highest % of its total area classed as urban vacant or derelict with Glasgow City the highest (3.3%) and South Lanarkshire, East Dunbartonshire and East Renfrewshire have the joint lowest (0.2%).</p>
 <p>Breakdown of Tenure Type (2018)</p>	<p>Owner Occupied – 64%</p> <p>Private Rented – 10%</p> <p>Socially Rented – 23%</p>	<p>Owner Occupied – 59%</p> <p>Private Rented – 14%</p> <p>Socially Rented – 23%</p>	<p>Owner Occupied – 58%</p> <p>Private Rented – 12%</p> <p>Socially Rented – 27%</p>
 <p>Effective Land Supply % Brownfield (2018)</p>	<p>88%</p> <p>This figure is from Renfrewshire's Housing Land Audit. It represents the % of the land supply that will produce units in the next 7 years that is classed as brownfield.</p>		

Spotlight on...Hillington Park



Overview

Founded over 80 years ago as Scotland's first Industrial Estate, Hillington Park is now Scotland's largest Business Park at c.201 ha. In 2014 the site was awarded Simplified Planning Zone (SPZ) status which streamlines the planning of new development within the Park. This has encouraged further development, helping deliver sustainable economic growth across Renfrewshire and the wider City Region.

History

Hillington Park was established in 1938 to enhance industry and create jobs, to combat the effects of the 1930's depression. It was designated as Scotland's first "Special Area of Scotland" and was initially focused on developing new factories for the manufacturing and engineering sectors. It has since grown to include a wide range of sectors and uses.

A key employer for several years was Rolls Royce, who at its peak employed over 16,000 people. During WWII, over 23,000 Merlin aircraft engines were produced for models such as the Spitfire and Hurricane.

Responsibility for Hillington went from public to private ownership in 1991. The majority ownership was acquired in 2017 by Frasers Property who are headquartered in Singapore and have a local office within the Park.



Hillington Industrial Estate (1938)

Key Data



Home to over 500 businesses



Employs over 8,000 people (8% of total Renfrewshire Jobs)



13% of Renfrewshire's Manufacturing companies located on site



Accounts for 13% of Renfrewshire's GVA



23ha of land available for future development

Key sectors

Well-connected destination:



- 3 miles from Glasgow Airport



- Located at M8 J26 (6 miles from Glasgow City Centre)

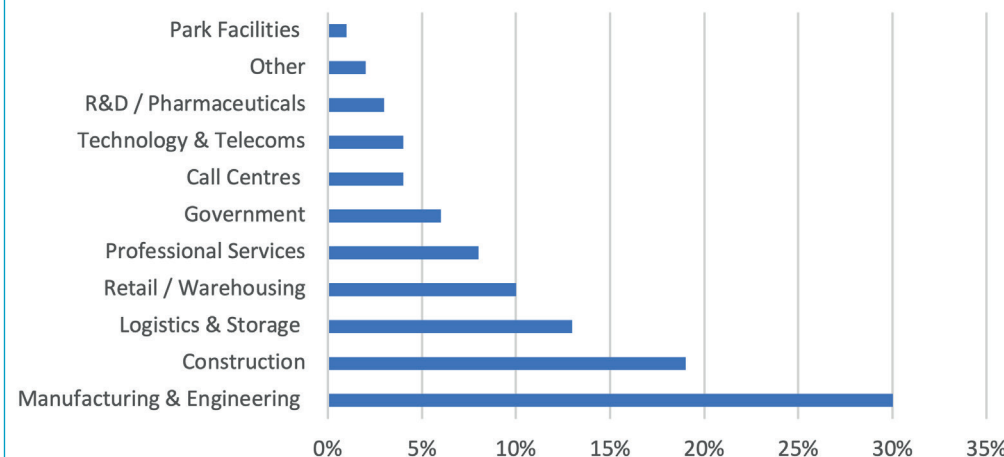


- 2 Train Stations (Hillington East, Hillington West) which provide 2-3 services per hour to Glasgow, Paisley and Inverclyde



- 26 Bus Stops (connections from Paisley and Glasgow)

Tenant Composition by Sector



Breakdown of Frasers Property Tenants

Case Studies

Recent success stories at Hillington:

Stone Features Direct who design, manufacture and fit natural stone worktops have doubled their manufacturing operation by leasing the 9,250 sq.ft industrial unit next door to their existing operation at Kelvin Avenue.

Pump Action manufacture, repair and maintain industrial-scale pumping equipment for clients such as Scottish Water, the NHS and the Oil and Gas sector. The company had outgrown its existing Hillington premises and have leased a 10,000 sq.ft industrial and office unit on Earl Haig Road on the back of a significant new contract with Scottish Water and will be recruiting and training more staff.

Fast-growing Renfrewshire financial technology business **Beeks Financial Cloud** has recently relocated its HQ and 40 staff to Hillington Park and expects to double its workforce over the next 2 years. The availability of super-fast broadband services and public transport options at Hillington Park was key to the decision to choose Hillington Park.

Future Plans

Frasers Property have in place ambitious proposals to enhance its reputation further, as one of Scotland's key employment locations. They have prepared a masterplan which could deliver over 765,000 sq.ft of new floorspace, primarily focused on industrial and warehousing but also with further car dealerships and food offers around the motorway junction in line with the SPZ. £15m has been allocated for investment in 2020 that will include development on the former Rolls Royce site with a first phase of industrial units totalling 100,000 sq.ft in three terraces. Negotiations continue with other businesses on bespoke-build schemes that could see that level of investment double next year.

This follows on from recent major new developments which have taken place at the Park, including construction of the Evolution 200 Series (four hi-spec industrial/warehouse units ranging from 17,728 - 23,950 sq.ft) and the West Coast Harley Davidson, Triumph, Volvo and Jaguar dealerships. An 8-acre site on the M8 Frontage has also been sold to Arnold Clark who are in the process of submitting a planning application to build a new BMW & Mini dealership.



Rocco Worktops



Rainbow Technologies



Keyfoam



Multi-packaging Solutions

“Hillington Park remains Scotland's largest and most vibrant business park which is home to a diverse community of business operations. The challenge for us is to sustain that through regeneration of the existing buildings and development of the extensive landbank to deliver production, logistics and general business accommodation that meets the demands of Scottish business now and for the future.”

Grant Edmondson,
Hillington Commercial Director. Frasers Property
