Chapter 3: An Advanced Economy

Figure or Table	Advancing Together Indicator	YNY Baseline	YNY Latest Data	YNY Change on Baseline	YNY Progress	Y&H Baseline	Y&H Latest Data	Y&H Change on Baseline	Y&H Progress
Figure 3.1	**Employment:** Working age ILO employment rate	77.8%	79.4%	1.6 pp	☺	72.6%	73.9%	1.3 pp	☺
Table 3.13	**Economic Growth:** GVA per head	£11,808	£15,185	£3,377	☺	£11,334	£13,508	£2,174	☺
Table 3.15	**Enterprise:** VAT registrations per 10,000 adult population	34	38	+4 registrations per 10,000	☺	30	32	+2 registrations per 10,000	☺
Table 3.20	**Enterprise:** Percentage of businesses remaining registered for VAT after 3 years registration	64.8%	67.3%	2.5 pp	☺	65.1%	66.1%	1 pp	☺
Figure 3.5	**Rural Economy:** VAT registrations as a percentage of business stock in rural local authority districts	7.2%	7.8%	+0.6pp	☺	7.6%	9.1%	1.5 pp	☺
Figure 3.5	**Rural Economy:** VAT de-registrations as a percentage of business stock in rural local authority districts	6.5%	7.5%	+1.0pp	☹	6.6%	7.7%	1.1 pp	☹
Figure 3.6	**Rural Economy:** Unemployed in rural local authority districts	3.5%	2.5%	-1.0pp	☺	4.2%	3.4%	-0.8 pp	☺

Other Advancing Together Advanced Economy Indicators – Data not available for York and North Yorkshire	
Productivity: GVA per hour (UK=100)	Not available at sub-regional level
Investment: Manufacturing investment as a percentage of total manufacturing output	Not available at sub-regional level
Innovation: Business, Government and Higher Education R&D expenditure as a percentage of regional GDP	Not available at sub-regional level

Figure 3.1 – Baseline 1999/00. Latest data is 2003/04. Source: Office for National Statistics, Labour Force Survey.
Table 3.13 – Baseline 1998. Latest data is 2003. Source: Source: ONS, Gross Value Added (NUTS 3)
Table 3.15– Baseline 1998. Latest data is 2003. Source: Small Business Service, Business Start-up and closures, 1998 - 2004.
Table 3.20 – Baseline 1998. Latest data is 2002. Source: Small Business Service, VAT Survival Statistics, DTI 2004. New data not published since Progress in York and North Yorkshire 2004.
Figure 3.5 – Baseline is 1998. Latest data is 2004. Source: Small Business Service, Business Start Ups and Closures, VAT registrations and de-registrations, 1998-2004.
Figure 3.6 – Baseline is 1998. Latest data is 2004/05. Source: Office for National Statistics, Annual Population Survey.

☺ - significant change in the right direction.

😐 - little or no change.

☹ - significant change in the wrong direction.

pp – percentage point difference.

Chapter 3: An Advanced Economy

Advancing Together Vision

Yorkshire and Humber will have a world class, prosperous, and sustainable economy.

We will create a self-reliant economy for Yorkshire and Humber, with a confident culture of enterprise and creativity, high levels of innovation and investment and abundant opportunities for all. Our focus on wealth creation and business success will be framed within the wider aims of sustainable development. Collective efforts to improve the region's performance will make a lasting difference to our economy, our businesses, and through them to quality of life and prosperity.

This chapter focuses on the economy of York and North Yorkshire in relation to a number of key economic indicators within the Advancing Together framework (1-7). This data is then compared to the other sub-regions and the regional average. Analysis focuses on aspects of economic growth, such as enterprise and innovation, employment and in particular relevance to this sub-region, the rural economy.

Business Structure

This section looks at the number of companies in the sub-region and how they are broken down by broad industrial sector. It also looks at the different impact on the economy made by the various sizes of businesses.

The Annual Business Inquiry reports that there were 32,811 businesses in the sub-region in 2004, which is a 3.6% increase from the previous year and makes up 19% of the region's total businesses. The industrial breakdown of the sub-region's businesses is similar to the region as a whole. Distribution, Hotels and Restaurants contribute to around a third of business. The sub-regional figure is slightly higher than the regional average which is most likely due to the importance of the tourism sector within the area. Financial Services make up around a quarter of businesses. There is a lower percentage of manufacturing businesses, but a slightly higher percentage within agriculture and fishing.

Since 1998 the main changes in the number of companies across the sub-region has been a decrease in distribution, hotels and restaurants but an increase in banking, finance and insurance companies.

Table 3.1: Industry breakdown in sub-region compared to the regional average, 1998-2004

Industry	2004			1998	
	York and North Yorkshire (n)	York and North Yorkshire (%)	Yorkshire and Humber (%)	York and North Yorkshire (%)	Yorkshire and Humber (%)
Agriculture and fishing	337	1.0	0.5	1.2	0.5
Energy and water	107	0.3	0.2	0.5	0.3
Manufacturing	2,190	6.7	9.0	7.1	10.0
Construction	3,239	9.9	9.8	9.2	8.9
Distribution, hotels and restaurants	10,930	33.3	32.8	37.4	36.1
Transport and communications	1,467	4.5	5.1	4.8	5.2
Banking, finance and insurance, etc	8,711	26.6	25.3	20.4	20.7
Public administration, education & health	2,940	9.0	9.4	9.4	9.3
Other services	2,890	8.8	7.9	9.9	8.9
Total	32,811	100	100	100	100

Source: Office for National Statistics, Annual Business Inquiry, workplace analysis, 2004

The following table outlines the size of businesses across the region and sub-region. Due to confidentiality issues with the ABI survey, it is difficult to release some of the data at a local authority level. 84.2% of businesses across York and North Yorkshire have between 1 -10 employees and are therefore small in nature. This is a higher percentage than the region and reflects the rural nature of the sub-region and the increased likelihood for smaller businesses. Consequently in comparison to the regional average there are a lower percentage of businesses within the other size categories. At a district level it is evident that there are a higher percentage of small businesses with 1-10 employees within the districts of Craven, Ryedale and Selby, which all have an average below the sub-regional figure. Comparatively York has the lowest percentage of businesses with 1-10 employees at 79.5%; this is lower than the regional average. Consequently York has a higher percentage of business across the larger employee groupings.

Table 3.2: Number of employees per business in York and North Yorkshire, 2004

Area	Total	1-10 employees		11-49 employees		50-199 employees		200 or more employees	
	No.	No.	%	No.	%	No.	%	No.	%
Yorkshire & Humber	170,667	138,436	81.1	24,718	14.5	6,153	3.6	1,360	0.8
York and North Yorkshire	32,811	27,618	84.2	4,231	12.9	802	2.4	160	0.5
Craven	2,845	2,447	86	337	11.8	48	1.7	*	N/A
Hambleton	3,922	3,326	84.8	485	12.4	94	2.4	*	N/A
Harrogate	7,584	6,515	85.9	863	11.4	178	2.3	28	0.4
Richmondshire	1,955	1,671	85.5	248	12.7	32	1.6	*	N/A
Ryedale	2,613	2,266	86.7	299	11.4	39	1.5	*	N/A
Scarborough	4,170	3,462	83	593	14.2	99	2.4	*	N/A
Selby	2,871	2,487	86.6	304	10.6	62	2.6	*	N/A
York	6,851	5,444	79.5	1,102	16.1	250	3.6	55	0.8

Source: Office for National Statistics, Annual Business Inquiry, workplace analysis, 2004 * is not included due to confidentiality issues of the data.

Employment Structure

Employment structure looks at the same broad industrial groups as business structure but this time considers each sector's importance to regional employment. It also examines employment rate changes over time.

327,595 people are employed in the sub-region with distribution, hotels and restaurants accounting for the largest proportion of employment, again reflecting the dominance of tourism in the sub-region. Other major employment sectors include public administration, education and health and banking finance and insurance.

In comparison to the regional average, York and North Yorkshire has a lower percentage of employment within the manufacturing and financial services sectors, whereas there is a higher percentage of employment within distribution, hotels and restaurants.

Since 1998, there has been a decline in employment within the following sectors; energy and water, manufacturing and construction whereas there has been an increase within the other sectors.

Table 3.3: Employment breakdown in the sub-region compared to the regional average, 1998-2004

	2004			1998	
Industry	**York and North Yorkshire (n)**	**York and North Yorkshire (%)**	**Yorkshire and Humber (%)**	**York and North Yorkshire (%)**	**Yorkshire and Humber (%)**
Agriculture and fishing	2,208	0.7%	0.2%	0.6%	0.2%
Energy and water	3,305	1.0%	0.5%	1.9%	0.9%
Manufacturing	34,418	10.5%	14.7%	12.6%	20.1%
Construction	13,698	4.2%	5.2%	6.2%	4.8%
Distribution, hotels and restaurants	100,685	30.7%	24.7%	28.6%	25.0%
Transport and communications	20,333	6.2%	6.1%	5.7%	5.6%
Banking, finance and insurance, etc	39,800	12.2%	16.1%	12.9%	14.6%
Public administration, education & health	94,463	28.8%	28.0%	26.5%	24.5%
Other services	18,685	5.7%	4.6%	4.9%	4.3%
Total	327,595	100%	100%	0.6%	0.2%

Source: Office for National Statistics, Annual Business Inquiry, workplace analysis, 2004

The following table outlines the employment structure at a local level across the sub-region, through the percentage of employment within each broad industrial sector. Analysis highlights differences between districts; Ryedale and Selby have a much greater employment within the Manufacturing sector at 21% and 21.5% respectively; Richmondshire has the lowest percentage of employment within this sector. Not surprisingly Scarborough has one of the highest percentages of employment within Distribution, Hotels and Restaurants however the Richmondshire percentage is slightly higher. York's employment in Transport and Communications is higher than other districts, its role within the rail industry obviously important. Craven's employment appears to be focused around Banking and Finance again the location of Skipton Building Society may affect these figures. Hambleton's employment is dominated by Public Administration, Education and Health most likely due to the location of North Yorkshire County Council and other public sector headquarters.

Table 3.4: Employment Structure of York and North Yorkshire, 2004

Industry	Craven	Hambleton	Harrogate	Richmondshire	Ryedale	Scarborough	Selby	York
Agriculture and fishing	0.3%	1.3%	0.6%	0.8%	1.5%	0.5%	1.6%	0.3%
Manufacturing	12.5%	9.3%	7.8%	6.4%	21.0%	12.5%	21.5%	6.8%
Construction	5.0%	6.4%	3.6%	6.2%	5.2%	3.1%	4.2%	3.4%
Distribution, hotels and restaurants	31.6%	26.4%	34.1%	37.3%	27.1%	37.2%	23.7%	29.2%
Transport and communications	3.3%	4.8%	3.9%	3.9%	3.9%	2.8%	8.4%	10.5%
Banking, finance and insurance, etc	21.2%	7.4%	16.5%	7.7%	9.9%	6.2%	7.2%	13.7%
Public admin, education & health	21.6%	38.0%	27.4%	28.8%	23.5%	31.3%	20.6%	30.5%
Other services	3.9%	6.0%	6.0%	8.2%	7.7%	6.3%	3.7%	5.4%

Source: ONS, ABI Workplace Analysis, 2004. Note: Energy and Water is not included due to confidentiality issues of the data.

Occupational Structure

The following table outlines the types of jobs as a percentage of total employment across the sub-region. Due to the sample survey methodology of the Labour Force Survey, results at a district level are unreliable and have therefore not been included. The table outlines that across York and North Yorkshire the highest proportion of jobs held by individuals were in the Managers and Senior Officials and Professional Occupations groups. This differed slightly to the regional breakdown whereby the Managers and Senior Officials and Elementary Occupations are the dominant occupations. The sub-region has a low proportion of people employed within Personal Service and Process Plant and Machine Operative occupations, in comparison to the regional average.

Table 3.5: Employment by Occupation as a percentage of Total Employment

Area	Managers and senior officials	Professional occupations	Associate professional & technical	Administrative and secretarial occupations	Skilled trades occupations	Personal service occupations	Sales and customer services occupations	Process plant & machine operatives	Elementary occupations
England	15.3	12.5	14.0	12.6	11.2	7.6	7.8	7.3	11.4
Yorkshire and the Humber	13.7	11.1	12.6	11.4	11.9	7.8	8.5	9.4	13.5
York and North Yorkshire	14.6	14.5	12.8	11.9	13.1	6.6	7.4	6.0	12.8
North Yorkshire	15.2	14.2	13.2	11.6	14.2	6.8	6.6	5.6	12.3
York	12.8	15.3	11.6	12.6	10.0	6.3	9.6	7.4	14.4

Source: Office for National Statistics, Labour Force Survey.

Employment Rate

The working age employment rate in the sub-region is 79.4%; this is around 5% higher than the regional average. Historically the sub-region experienced an increase in employment from 99/00 – 01/02, similar to national trends. However this rate has been fairly stable over recent years varying only by a percentage point or so. Further analysis about employment across the sub-region can be found in the First Class Quality of Life chapter.

Figure 3.1: Average employment rate across the sub-region, compared to the regional average

Source: Office for National Statistics, Labour Force Survey.
Advancing Together Indicator 6
Also a Regional Sustainable Development Framework Indicator

Employment Forecasts

The table below illustrates the major changes in employment forecasted up to 2009 based on smaller industry definitions rather than sectors. The employment forecasts show Education and Financial and Business Services experiencing the greatest increase, perhaps suggesting a move towards a more service orientated economy. With regards to decreases in employment, this appears to be focused around some of the more traditional industries such as Textiles and Wood Production.

Table 3.6: Employment Forecasts across York and North Yorkshire

	Level ('000s)	% Growth						Total % change from 2003 - 2009
	2003	2004	2005	2006	2007	2008	2009	
Industry Total	335.448	2.6	0.63	1.02	0.73	0.35	0.01	5.44
Agriculture, Forestry and Fishing	14.43	-1.36	2.94	0.05	-0.81	-1.34	-1.91	-2.48
Mining & Utilities	4.253	4.61	0.27	2.24	0.88	-0.48	-2.99	4.44
Metals, Minerals & Chemicals	8.96	8.81	0.76	1.75	1.63	-2.65	-3.96	5.99
Engineering	6.614	-12	-1.41	-1.26	-0.18	-0.41	-1.26	-15.94
Other Manufacturing	27.844	-4.67	-0.28	0.59	-0.16	-0.77	-1.18	-6.37
Construction	30.091	-0.07	2.03	-1.49	-1.27	-1.12	-1.21	-3.12
Distribution, Hotels & Catering	79.836	1.7	-0.09	0.57	0.81	0.76	0.43	4.24
Transport & Communications	25.581	3.4	0.79	0.98	0.17	-0.08	-0.48	4.83
Financial & Business Services	55.496	13.12	0.11	1.75	1.51	1.11	0.77	19.17
Other (mainly public) Services	82.343	0.67	1.2	2.15	1.44	1.12	0.95	7.77

Source: Experian Business Strategies/ Yorkshire Forward Econometric Model, 2005

Positive change		***Negative change***	
Industry	**Change (%)**	**Industry**	**Change (%)**
Education	23.61%	Gas, Electricity & Water	-21.65%
Other Financial & Business Services	11.31%	Textiles & Clothing	-14.56%
Health	6.77%	Chemicals	-14.20%
Business Services	6.65%	Wood & Wood Products	-14.06%
Hotels and Catering	5.49%	Electrical & Optical Equipment	-8.38%
Other Mining	5.46%	Public Admin & Defence	-6.64%
Machinery & Equipment	5.13%	Construction	-3.46%
Retailing	3.60%	Metals	-1.91%
Communications	3.02%	Banking & Insurance	-1.54%
Paper, Printing & Publishing	1.46%	Food, Drink & Tobacco	-1.75%

Source: Experian Business Strategies/ Yorkshire Forward Econometric Model, 2005

Clusters

Clusters are seen as a method of developing and encouraging economic growth based on the existing industrial strengths of an area. A cluster is recognised as a group of organisations in related industries that are linked together because they buy or sell from each other or because they use the same infrastructure, customers or skills base. Companies who are part of an active cluster have been shown to be more competitive and profitable. Yorkshire Forward has led the development of the cluster strategy in Yorkshire and Humber, actively investing in key business sectors to accelerate economic growth and encourage higher value added business.

Two new clusters, Environmental Technologies and Healthcare Technologies, have been added to the existing Regional Economic Strategy (RES) clusters of; Food and Drink; Chemicals and Bioscience; Digital and Creative Industries; and Advanced Engineering and Metals.

There are 58,000 people employed in the clusters across York and North Yorkshire, output for these businesses stands at £2.8 billion. There is a definite divide between the sectors of Food and Drink and Chemicals and Bioscience which have experienced a slight decrease in the numbers of businesses from 1998 to 2004. In comparison the new sectors of Digital and Healthcare Technologies have experienced an increase.

Table 3.7: Employment and output in clusters in York and North Yorkshire, 1998 and 2004

	2004			1998		
Clusters	**Full Time Equivalent Employment**	**Businesses**	**Output (£m)**	**Full Time Equivalent Employment**	**Businesses**	**Output (£m)**
Chemicals And Bioscience	1805	47	135	2442	47	119
Digital	15014	1699	634	10879	1352	387
Advanced Engineering and Metals	12474	678	507	12282	640	388
Food and Drink	14372	256	687	14521	259	581
Environmental Technologies	13385	499	774	14778	543	687
Healthcare Technologies	1006	33	88	1109	27	51

Source: Experian Business Strategies/ Yorkshire Forward Econometric Model, 2005. Office for National Statistics, workplace analysis, 1998 and 2004

The table below outlines how the sub-region contributes towards the regional employment and output totals for each of the four main RES clusters. Although this disguises the importance of Bioscience to the sub-region, as this is locally concentrated around the York area, it shows the potential of the sub-region to make a significant contribution to the regions cluster strategy. In particular, strengths are seen in the Digital cluster where the sub-region contributes towards 17% of the region's employment and output and the Food and Drink cluster which contributes around 25% of the employment and output.

Table 3.8: York and North Yorkshire percentage share of regional cluster employment and output, 2004

Cluster Businesses	Full Time Equivalent Employment ('000)	Output (£m)
Chemicals and Bioscience	8.6%	8.8%
Digital	17.5%	17.2%
Advanced Engineering and Metals	10.0%	10.2%
Food and Drink	25.4%	26.2%

Source: Experian Business Strategies/ Yorkshire Forward Econometric Model, 2005

Clusters Forecasts

Yorkshire Forward has identified a number of clusters for the region and aims to develop existing strengths in these areas. Output in all four of the original clusters identified is forecast to increase. These increases range from 6% in the AEM Cluster to 40% in the Digital Cluster. Comparatively employment is forecast to decrease in three of the four clusters with only the Digital cluster experiencing an increase in employment.

Forecasts in the two new clusters Environmental and Healthcare Technologies outlines similar trends with slight decreases in employment but increases in output, in particular Healthcare Technologies is forecast to experience a 23.6% increase.

Table 3.9: Employment and Output Forecasts in Clusters across York and North Yorkshire

Cluster Businesses	York and North Yorkshire					
	Full Time Equivalent Employment ('000)			Output (£m)		
	2004	2008	2012	2004	2008	2012
Chemicals and Bioscience	1.768	1.605	1.435	141.73	154.391	170.037
Digital	16.036	17.066	17.983	609.088	735.52	862.151
Advanced Engineering and Metals	12.092	12.608	11.429	498.963	538.849	527.899
Food and Drink	14.387	14.505	13.708	718.383	780.014	821.846
Environmental Technologies	14.022	13.479	12.927	793.212	806.259	814.638
Healthcare Technologies	1	0.897	0.796	92.626	102.934	114.468

Source: Experian Business Strategies/ Yorkshire Forward Econometric Model, 2005

The LSC North Yorkshire recognises a number of other sectors which have an important presence in the sub-region. These are Health and Social Work, Wholesale and Retail, Manufacturing, Real Estate and Business, Education, Construction and Hotel & Catering. The table below indicates the percentage of employment by these sectors which total 72.6% of employment in the sub-region.

Table 3.10: Percentages of Employment by Industry in York and North Yorkshire, 2003

Industry	York & North Yorkshire (%)
Wholesale & Retail	16.5
Manufacturing	12.7
Health & Social Work	11.4
Real Estate & Business Activities	10.4
Education	8.2
Construction	6.8
Hotels & Catering	6.6

Source: LSC North Yorkshire. Overview Factsheet for York & North Yorkshire, December 2005

Business Performance

This section presents information about the sub-region's economy since 1998. Data reflects the performance of the whole economy through GVA and Productivity but also future performance through opinions around Business Optimism.

Business Optimism

The Yorkshire Forward/CBI six monthly Survey of Regional Economic Trends (April 2005) found that businesses were more optimistic about the business situation in York and North Yorkshire over the next six months. This was slightly higher than the expectations across the region as a whole. This corresponds with a reported increase in domestic orders in the past 12 months again exceeding regional averages. This increase in domestic orders is expected to continue by 28% of firms.

Further analysis from the survey outlines that Regulation/red tape is the factor most businesses perceive to be inhibiting growth within North Yorkshire (42%), in line with the region as a whole (43 %). Inadequate business support from government is also restrictive according to 25% of businesses in the sub-region. Transport costs are also considered inhibitive to growth by 21% of companies in North Yorkshire. Meanwhile, housing costs are thought to be more restrictive (21%) than in the region as a whole (10%).

30% of firms in North Yorkshire feel that business advice from the government is accessible, while 36% feel it is not. Some 32% of companies have received business advice from government, and of those that have received it 68% found that it made a positive difference to their business. 13% of firms in North Yorkshire feel that government funding/grants are accessible, while 69% of businesses feel they are not. Only 22% of companies have received funding/grants from government – the lowest of all the sub-regions. However, of those that have received them, 94% found that they made a positive difference to their business.

Gross Value Added

Gross Value Added (GVA) is a key indicator to assess industrial performance as it measures the contribution to the economy of each individual producer or sector; it is a useful estimation of Gross Domestic Product (GDP). GDP is the basic measure of an area's economy and indicates the total value (including taxes) of all goods and services produced over a specific period.

The table below outlines that the sub-region's GVA in 2003 was 11,528 (£million), which contributed towards 16% of the regional GVA. This is the lowest GVA across the sub-regions, however the Rural Evidence Base for Yorkshire and the Humber 2005 outlined that urban districts tend to have higher levels of GVA than rural districts, the location of larger businesses and the smaller populations are key reasons. Looking at growth as a percentage of previous GVA, the sub-region has experienced an increase of 28% since 1999; this is the highest increase across the four sub-regions and is therefore higher than the regional average.

Table 3.11: GVA by NUTS3 area at current basic prices 1999 to 2003 (£million)

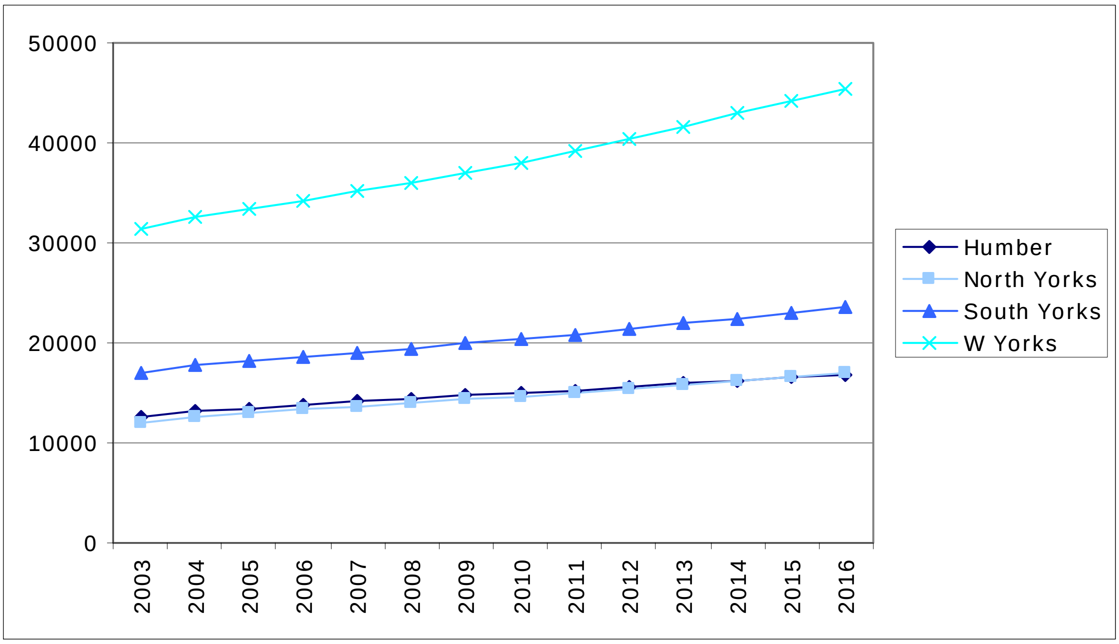
Area	1999	2000	2001	2002	2003	% Increase 99-03
England	671 329	701 442	738 676	780 012	823 646	23%
Yorkshire and the Humber	58 363	60 535	63 732	67 456	71 553	23%
York and North Yorkshire	9 017	9 465	10 084	10 786	11 528	28%
York	2 763	2 894	3 040	3 205	3 390	23%
North Yorkshire County Council	6 253	6 571	7 044	7 582	8 138	30%
South Yorkshire	12 784	13 276	13 982	14 846	15 787	23%
West Yorkshire	26 635	27 622	28 977	30 516	32 249	21%
East Riding and North Lincolnshire	9 928	10 172	10 689	11 308	11 988	21%

Source: Office for National Statistics, Gross Value Added (NUTS 3), 2004

GVA Forecasts

Figure 3.2 outlines GVA projections from the Regional Econometric Model from 2002-2016. The data shows York and North Yorkshire's GVA at a similar level to that of the Humber sub-region. In terms of future performance the predictions show that the sub-region growth in GVA is similar to that of South Yorkshire and the Humber, however West Yorkshire's GVA appears to increase at a greater rate.

Figure 3.2: GVA Projections for York and North Yorkshire, 2002-2016



Source: Yorkshire Forward Regional Econometric Model

Exports

Total exports from the sub-region in 2002 were £8.7m, a decrease from the previous year. Exports from York and North Yorkshire make up 9.6% of the regional total region which is again a decrease from 2001. There is great disparity between how districts contribute to the sub-region's total with York contributing 55.5% whereas comparatively Richmondshire exports make up 1.1%. Over the period 2002-2002 the districts of Harrogate, Richmondshire and Scarborough experienced an increase in exports whereas the other districts experienced a decrease. District level export data is no longer being released by the new HM Revenue and Customs department.

Table 3.12: Exports in £'000s

Area	2000	2001	2002
Yorkshire and Humber	8,798,947	8,900,540	9,077,431
York and North Yorkshire	819,366	881,439	871,236
Craven	53,405	56,022	50,516
Hambleton	52,233	39,620	41,444
Harrogate	98,192	80,034	101,634
Richmondshire	6,211	8,042	9,680
Ryedale	49,535	23,213	45,741
Scarborough	83,879	82,796	93,995
Selby	46,748	41,770	44,811
York	429,162	549,942	483,415

NB: These figures do not include foreign earnings from overseas tourism
Source: HM Customs 2003

Results from the Yorkshire Forward/CBI Survey of Economic Trends provides more in depth information around exports and states that 30% of firms reported that domestic orders had increased over the past 12 months, this is higher than the regional average of 25%. Future expectations also remained high in relation to domestic orders, with 28% of firms expecting an increase, in specific relation to export orders 7 per cent of firms expect an increase over the next 12 months.

The Social Economy

Social enterprises and social entrepreneurs are in the business of meeting and solving social needs. They provide local goods and services to benefit individuals and enhance communities. They stand out from other businesses by trading and making profits but doing so for a social purpose and not for personal gain. They are increasingly being recognised as a key and growing part of the economy however this growth has been slower in York and North Yorkshire than others parts of the region The following section looks at the available data and information about Social Enterprises and how they can contribute to the sub-regional economy.

The Social Enterprise Strategy Steering Group, a sub-regional partnership which includes representatives from Business Link York and North Yorkshire, North Yorkshire Forum for Voluntary Organisations (NYFVO), City of York Council, Community Regeneration York, Yorkshire Rural Community Council, North Yorkshire County Council, Learning and Skills Council, Yorkshire Forward, Harrogate Borough Council, and Jobcentre Plus, has produced a Social Enterprise Strategy which aims to develop and grow social enterprise activity in York and North Yorkshire and provide a range of appropriate structures and services to support the development of potential, new and existing social enterprises in the sub-region.

Research commissioned by Business Link York and North Yorkshire and NYFVO (with funding from Yorkshire Forward) entitled 'Developing Social Enterprise in Rural North Yorkshire' identified 134 Social Enterprises across North Yorkshire. These tended to be concentrated in relatively urban areas such as Harrogate and Scarborough, however the research emphasised that this is not an exclusive list. There is a further concentration of Social Enterprises in York.

There is further information about participation and employment in the voluntary and community sector in the Good Governance and Civic Participation chapter.

Productivity

Productivity is a key indicator to measure the competitiveness and efficiency of an economy. High productivity helps to deliver economic growth and prosperity. GVA per head is a useful indicator of productivity and assesses the contribution per worker. This is the first Advancing Together Indicator and allows us to measure economic growth an overarching goal of the RES. The following table shows the productivity for York and North Yorkshire against regional and national comparisons.

At a regional level, GVA per head in 2003 was £14,284; this was around 10% lower than the national average and highlights the need to raise productivity across the region. Productivity at a sub-regional level stands at £15,185 which compares well to the regional GVA per head but is lower than the national figure.

However, when the sub-regional total is split between York Unitary Authority area and North Yorkshire County Council area, it is evident that York's GVA per head is much higher than that of North Yorkshire alone and its contribution raises the overall sub-regional total. If the North Yorkshire figure were to increase this would bring the overall sub-regional total more in line with the national average.

Table 3.13: GVA NUTS 3 per head at current basic prices (£ million)

Area	1998	1999	2000	2001	2002	2003
England	13,126	13,691	14,247	14,938	15,711	16,521
Yorkshire and the Humber	11,403	11,776	12,208	12,806	13,510	14,284
South Yorkshire	9,740	10,067	10,484	11,040	11,698	12,405
West Yorkshire	12,312	12,853	13,320	13,910	14,596	15,387
The Humber	11,330	11,347	11,640	12,207	12,883	13,597
York and North Yorkshire	11,808	12,199	12,709	13,421	14,274	15,185
York	15,003	15,600	16,159	16,771	17,608	18,512
North Yorkshire County Council	10,798	11,127	11,617	12,355	13,216	14,127

Source: ONS, Gross Value Added (NUTS 3)

Whilst the Office for National Statistics (ONS) does not produce GVA estimates at a district level as part of the work to produce a Rural Evidence Base for Yorkshire and the Humber district level GVA per head has been produced using GVA and population estimates from the Regional Econometric Model. This highlights that although districts such as Ryedale and Craven perform well in terms of GVA per head, they have experienced a steady decline in recent years, whereas Selby, Hambleton and Harrogate have experienced year-on-year growth in productivity. Comparatively Scarborough is the worse performing district in the sub-region and its poor economic performance has been recognised by DEFRA in relation to the PSA4 target (A Rural Evidence Base for Yorkshire and the Humber 2005, Government Office for Yorkshire and The Humber).

GVA per hour

The productivity indicator used in the Advancing Together framework and therefore Progress in the Region is productivity per hour worked, which is measured in comparison to a UK index. These figures are published annually at the regional level in Regional Competitive Indicators which is produced by the Department of Trade and Industry. This information is not released at a sub-regional level.

Investment

The next section looks at levels of foreign direct investment. It is recognised that benefits of inward investment go much further than direct employment creation but are a key driver of local competitiveness.

Foreign Direct Investment

Data from the European Investment Monitor Database outlines a decrease in the sub-regional share of regional investment, from 20% to 16.6% however this equates to a net decrease of only one project. These projects tend to be focused in the districts of York, Harrogate and Selby. There may be opportunities to encourage investment into other districts.

Table 3.14: Investment Projects in York and North Yorkshire 2003-2005

Area	2003	2004
York and North Yorkshire	5	4
Yorkshire and Humber	25	24
England and Wales	340	410
York and North Yorkshire share of regional investment	20%	16.6%

Source: Ernst and Young, European Investment Monitor Database, 2005.

The Advancing Together Indicator number 5 measures manufacturing investment as a proportion of total manufacturing output, however this data is not published at a sub-regional level.

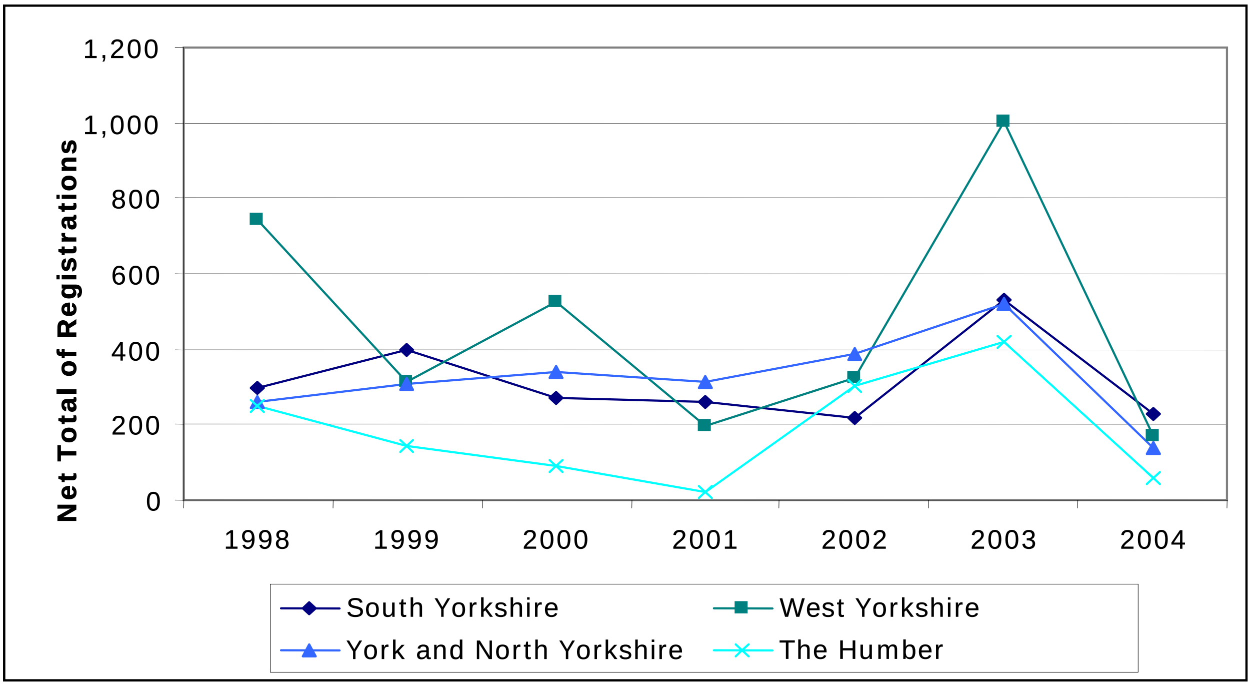
Business Formation and Survival

New businesses entering the market are vital to maintain economic growth. This section looks at how the region performs in attracting potential entrepreneurs and transforming them into successful businesses. Analysis is also carried out among different geographies and groups of people to identify successes and areas where more work is required.

VAT Registrations

In 2004, 2,410 businesses registered for VAT in the sub-region and 2,270 deregistered. This equates to a net increase of 140 businesses registering. This is a dramatic decrease in comparison to previous years when the figure was around 400-500; however this decline in net registrations was experienced across the region and the nation. This trend is outlined in the graph below.

Figure 3.3: VAT Registrations by sub-region 1998-2004



Source: Small Business Service: Business Start-ups and Closures: VAT registrations and de-registrations, 1994-2004.

To compare against the region and variance at a district level, figures are expressed as VAT registrations per 10,000 of adult population. From 1998 to 2003 the sub-region saw VAT registrations increase by around a third, this is higher than both the national and regional increases. York and North Yorkshire registrations per 10,000 adults are in line with the England average.

Closer analysis at a district level highlights significant variations between areas, with Craven, Harrogate and Ryedale having the highest numbers of VAT registrations per 10,000 of adult population. Comparatively Scarborough had the lowest number of VAT registrations per 10,000 of adult population at 27; this is lower than the regional average.

Table 3.15: VAT registrations per 10,000 of adult population

Area	1998	1999	2000	2001	2002	2003	2004
UK	40	38	39	37	37	40	38
Yorkshire and Humber	30	30	31	29	31	34	32
York and North Yorkshire	34	37	37	37	39	45	38
Craven	39	43	45	42	45	53	45
Hambleton	33	39	36	38	44	46	43
Harrogate	45	44	45	43	50	52	49
Richmond	32	35	35	35	32	40	38
Ryedale	38	41	38	44	41	56	46
Scarborough	25	27	30	27	30	34	27
Selby	35	41	38	34	42	48	43
York	27	27	29	29	30	34	29

Source: Small Business Service, Business Start-up and Closure, 2004
Advancing Together Indicator 3a
Also a Regional Sustainable Development Framework Indicator

A further way of analysing VAT registrations is to look at them as a percentage of the existing business stock. This measure takes account of the differences in the business stock of local authority areas. The analysis highlights that the sub-regional average is lower than that of the region as a whole, with no local authorities exceeding the regional figure.

VAT registrations in the sub-region in 2004 accounted for 18.8% of the total registrations across the region.

Table 3.16: VAT Registrations as a percentage of business stock

Area	2004 Total Registrations	2004 Stock	Percentage
Yorkshire and Humber	12,835	13,0345	9.8
York and North Yorkshire	2,415	29,800	8.1
Craven	200	2,880	6.9
Hambleton	300	4,200	7.1
Harrogate	610	6,740	9.0
Richmondshire	155	2,105	7.4
Ryedale	195	3,080	6.3
Scarborough	240	3,325	7.2
Selby	265	2,735	9.6
York	450	4,735	9.5

Source: Small Business Service, VAT statistics 2004

Household Statistics on Business Ownership/Self-Employed

The limitations of VAT data, such as not recording businesses operating below the VAT threshold or providing distorted figures for years in operation, are well known and the use of Lifestyle data can fill these gaps.

The table below outlines the percentage of households with at least one business owner by sub-region. Overall, the highest levels of self-employment/business ownership are in York and North Yorkshire at 13.2%, with all local authorities except York and Selby having rates higher than the regional, 9.7% and national average, 11.9%. However York and North Yorkshire has also suffered reductions in business ownership since 2001, with an increase occurring in 2004. However in relation to the distribution of households which are 'thinking about starting a new business', the results are different. Within North Yorkshire only 3.8% of households make this claim, which is lower than the England (4.8%) and regional averages (4.3%). West Yorkshire is the only sub-region to exceed theses figures.

Table 3.17: Percentage of households by sub-region with at least one business owner/self employed

Area	2001	2002	2003	2004
England	11.4	10.6	10.2	11.9
Yorkshire and Humber	9.5	8.7	8.3	9.7
York and North Yorkshire	13.5	12.1	11.5	13.2
Humber	9.0	8.7	7.1	8.8
West Yorkshire	9.3	8.3	8.3	9.5
South Yorkshire	7.9	7.4	7.1	8.6

Source: Source: Acxiom, National Lifestyle Survey, 2004.

Age of Business Owners

The age profile of business owners within York and North Yorkshire highlights a bias towards older owners with much lower percentages of owners aged 18-24 and 25-34 when compared to the other sub-regions. This reflects the population profile of the sub-region which has a greater proportion of older people than other sub-regions. Consequently there is a need to increase the number of young entrepreneurs within the sub-region to ensure business start-ups continue. Nationally, households over 55, perhaps not surprisingly are less likely to consider starting a business than the average person. There is a similar trend in York and North Yorkshire and whilst they over 55s are more likely to consider starting a business in relation to the other sub-regions they are still highly unlikely.

Table 3.18: Age of Business Owners across York and North Yorkshire

Age	York and North Yorkshire		South Yorkshire		The Humber		West Yorkshire	
	No.	%	No.	%	No.	%	No.	%
18-24	570	1.34	1,479	3.04	713	2.09	2,575	3.01
25 to 34	6,612	15.53	11,252	23.14	5,634	16.52	17,315	20.25
35 to 44	11,841	27.81	14,988	30.82	8,608	25.24	22,200	25.96
45 to 54	11,198	26.30	10,797	22.21	10,226	29.99	24,045	28.12
55 to 64	8,806	20.68	7,198	14.80	6,857	20.11	14,442	16.89
65+	3,547	8.33	2,910	5.98	2,064	6.05	4,929	5.76
Total Self Employed	42,574		48,624		34,102		85,506	

Source: Acxiom, National Lifestyle Survey, 2004.

Female Business Ownership

The Acxiom National Lifestyle Survey outlines that female business ownership in the sub-region compares well to the national and regional averages. There are high levels in both York and North Yorkshire, significantly so in Richmondshire and Selby. Only the Hambleton figure is lower than the England and Yorkshire and Humber average.

In terms of thinking about starting a business within the sub-region there is a split with females in some areas keen to start their own business and other areas with limited interest. Richmondshire, Selby, Harrogate and Scarborough are identified as areas with potential female entrepreneurs, whereas Ryedale and Hambleton are areas with limited potential. Hambleton is a particular issue due to the existing low female business ownership.

Ethnicity and Business Ownership

Further information from the Acxiom National Lifestyle Survey states that in York and North Yorkshire 13.2% of total households are self employed which is significantly more than both the regional and national rate, but only 6.4% of Black and Minority Ethnic households in the sub-region are self employed.

However in relation to thinking about starting a business Black and Minority Ethnic households exceed averages. In York and North Yorkshire, they are more likely than average to state such intentions but this is not as extreme as in South and West Yorkshire.

Self Employment Forecasts

The Yorkshire Forward Regional Econometric Model forecasts future levels of self-employment for the region. The forecast for York and North Yorkshire outlines a small increase in the numbers of self-employed over the period 2003-16, at 2.8%; this is much lower than the national and regional increases. Whereas historical data highlights that over the period 1994-2003, the sub-region experienced an increase of 1.46% in the levels of self-employment, which was higher than the regional increase of 0.1%.

Closer analysis at the district level highlights that the predicted slowdown in self-employment is due to certain districts which are forecast to experience a decrease in the number of residents who are self-employed. Both Selby and Scarborough are forecast such decreases at 1.45% and 4% respectively. There is a need to counteract this predicted decline.

Table 3.19: Self Employment Forecasts, 2003-2016

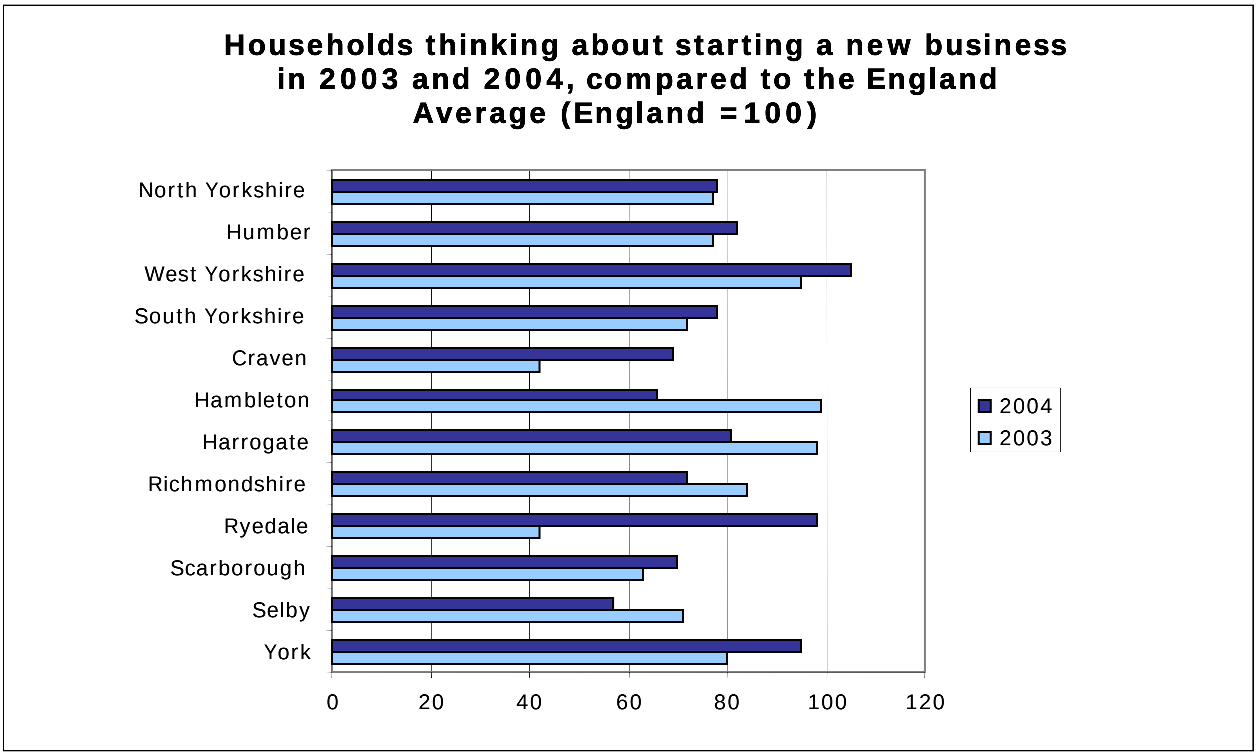
Area	2003	2006	2009	2012	2015	2016	% increase 03-16
UK	3828.8	3897.66	3977.45	4035.4	4091	4105.54	7.23%
Yorkshire and Humber	277.2	293.913	299.137	302.174	305.155	305.814	10.32%
Humberside	47.628	51.825	52.269	52.345	52.4	52.353	9.92%
North Yorkshire	60.574	62.324	62.918	62.666	62.399	62.281	2.82%
South Yorkshire	63.963	65.922	67.278	68.119	68.935	69.123	8.07%
West Yorkshire	105.04	113.842	116.673	119.043	121.42	122.057	16.20%
Craven	5.192	5.418	5.521	5.532	5.542	5.546	6.82%
Hambleton	8.357	8.392	8.577	8.642	8.659	8.65	3.51%
Harrogate	13.76	14.19	14.476	14.512	14.536	14.531	5.60%
Richmondshire	5.575	5.862	5.931	5.885	5.831	5.817	4.34%
Ryedale	5.701	5.839	5.972	5.983	5.957	5.956	4.47%
Scarborough	7.046	7.181	7.132	7.028	6.966	6.944	-1.45%
Selby	5.964	5.961	5.979	5.846	5.757	5.725	-4.01%
York	8.979	9.482	9.329	9.238	9.151	9.112	1.48%

Source: Experian Business Strategies/ Yorkshire Forward Econometric Model, 2005l

Finding Potential new Entrepreneurs

Looking at entrepreneurial spirit across the sub-region, Acxiom's National Lifestyle Survey asks households whether they are thinking about starting a business. In comparison to the England average, the lowest rates are exhibited in Ryedale and Craven, but these are areas with high levels of existing business ownership. The districts with higher rates are Harrogate and Hambleton which are in line with the national average. There is a need to increase entrepreneurial attitudes in certain areas of the sub-region, to align with the England average and also convert this potential into actual business owners.

Figure 3.4: Households thinking about starting a new business in 2003 and 2004, compared to the England average (England = 100)



Source: Acxiom, National Lifestyle Survey, 2004. © Acxiom UK Ltd, 2004. All rights in the data contained in this figure belong to Acxiom UK Ltd and may not be used or reproduced without the express permission of Acxiom UK Ltd.

Business Survival Rates

VAT survival rates show the percentage of businesses who become VAT registered in any one year and who are still registered three years later. This highlights the success of businesses over time and the likelihood of business failure.

There has been recent improvement in the survival rate of the sub-region's businesses; this follows a similar national trend. York and North Yorkshire compares well to the other sub-region's with the second highest survival rate, which is just higher than the regional and national rate.

Table 3.20: Three year VAT Survival Rates

Area	Year of Registration							
	1993	1994	1995	1996	1997	1998	1999	Change in % of registrations 93-99
United Kingdom	62.1	62.5	65.3	66.0	67.4	66.3	66.5	+ 4.4
England	61.9	62.2	65.0	66.0	67.3	66.3	66.4	+ 4.5
Yorkshire and Humber	60.6	61.3	64.3	64.3	66.7	65.1	66.1	+ 5.5
York and North Yorkshire	60.7	60.2	63.7	65.1	68.0	64.8	67.3	+ 6.6
South Yorkshire	64.1	64.0	70.7	69.2	70.7	72.6	72.2	+ 8.0
Humber	59.8	61.5	62.3	64.2	65.3	64.0	65.7	+ 5.9
West Yorkshire	59.4	60.5	63.0	62.1	65.3	62.8	63.4	+ 4.0

Source: Small Business Service, VAT Survival Statistics, DTI 2004
Advancing Together Indicator 3b
Also a Regional Sustainable Development Framework Indicator

Innovation and Technology

Innovation is recognised as one of the main engines of economic growth. Within the Advancing Together framework innovation is measured through the following indicator: Regional business, government and higher education research and development expenditure as a percentage of regional GDP. However this information is not available below the regional level.

Although innovation is difficult to measure below the regional level there is data around Research and Development links to universities and the membership of special industrial networks which can be quantified and provides an insight into the progressive behaviour of businesses within the sub-region.

The Yorkshire Forward /CBI Survey of Regional Economic Trends 2005 indicates that the percentage of sub-regional businesses who have Research and Development links to Universities is lower than the regional average. Analysis at a local level highlights wide variations between districts which places certain areas at a disadvantage. The sub-region also has a lower percentage of businesses which are members of special industrial networks, however again there are great differences between districts.

Table 3.21: Innovation in York and North Yorkshire and the Region

Area	R&D links to universities (%)	Membership of special industrial networks (%)
Yorkshire and Humber	12.5%	38.3%
York and North Yorkshire	11%	36.6%
Craven	16%	37%
Hambleton	10%	40%
Harrogate	11.3%	33.9%
Richmondshire	2%	18.4%
Ryedale	18.4%	29.2%
Scarborough	10%	32.7%
Selby	8.3%	54.2%
York	11.5%	48.1%

Source: Yorkshire Forward/ CBI Survey of Regional Economic Trends, 2005

Further information around research and development is available from the Rural Evidence Base for Yorkshire and the Humber which outlines expenditure on research and development in UK businesses. Businesses in York spend the most on research and development at

£229.35 per head. The North Yorkshire average, although half that of York, still exceeds the regional average at £107.63. (A Rural Evidence Base for Yorkshire and The Humber 2005, Government Office for Yorkshire and The Humber.)

The University of York is one of the UK's most successful universities. It is one of only six universities regularly ranked among the top ten and the only one of these in the north of England. York is consistently ranked in the top ten universities in the UK for both teaching and research quality. 18 out of 23 departments are judged world class by the government's UK Research Assessment Exercise and University of York researchers win more funding per head than those in other universities. The University plans to grow by around 70% within the next decade and is playing a growing role in the development of knowledge based businesses such as IT, Bioscience and Digital Communications in the regional economy. The Science Park on the York campus is a major regional asset with incubation space for new and developing businesses. York St John's strengths lie in Business Management, Health, Sports Science and Psychology, Creative Arts and Teaching. York College is currently developing a new £60 million campus on Sim Balk Lane.

Rural Economy

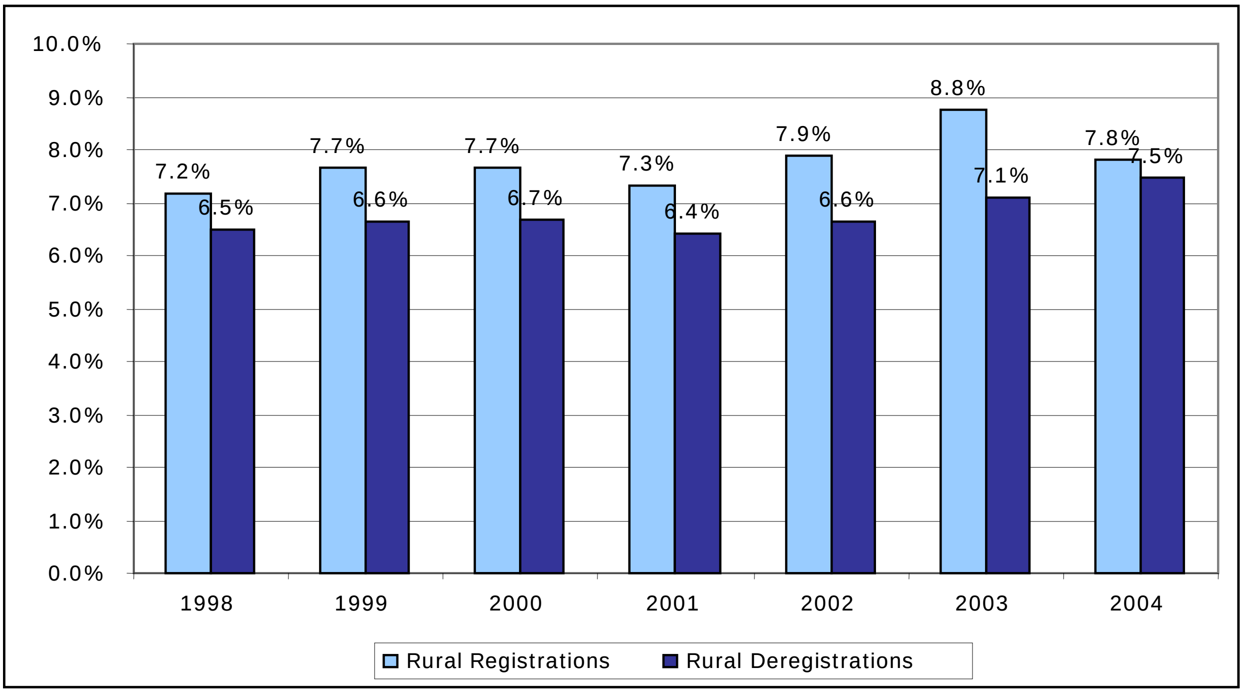
The Rural Economy is obviously a key issue with the York and North Yorkshire sub-region. The following indicators provide a measure of the health of the rural economy separately to urban based economic activity. Rural areas face a range of issues that impact on economic welfare and are unique from those faced in urban areas. The RES 2006-2015 Companion Document recognises that significant local issues also remain a barrier for rural communities. Rural communities generally do well on the multiple deprivation index. However, issues like lack of public transport, availability of reasonably priced housing and access to public services like policing, health and other facilities remain prominent. Though incomes are generally higher in rural zones than urban equivalents, those who fall into the rural unemployed or low waged are faced with enhanced difficulties in accessing basic provisions, and can be masked within more affluent areas.

York and North Yorkshire is home to 36.2% of the region's rural population and evidence shows that such rural areas have experienced an increased population from both within and outside the region. However despite this increase, the rural areas within the region are losing people from within the 16-24 age group. There are a number of likely reasons including young people moving to universities in the urban areas and affordable housing issues. Therefore rural populations tend to be older than the urban districts with remote rural areas having the highest proportions of older people, furthermore rural areas also tend to be less ethnically diverse.

Closer analysis of the economy of rural districts across the region outlines that these areas make an important contribution towards the regional economy. In 1998, rural districts contributed 24.3% of regional GVA; by 2001 this had dropped to 24.0%. GVA in rural districts of Yorkshire and the Humber over this period increased by 9.3% compared with 10.4% for the region as a whole.

The Rural Economy indicators within the Advancing Together Framework include registrations and deregistrations as a percentage of business stock. The indicator uses the Tarling rural definition for local authorities, which determines that York is the only district within the sub-region not to be classified as rural. In 2004 the sub-regional average for VAT registrations within rural districts as a percentage of business stock was 7.8%. The same figure for deregistrations was 7.5%. This equates to a small overall increase in the VAT registered businesses. There has been a 0.6% increase in registrations as a percentage of business stock since 1998 but a 1% increase in deregistrations.

Figure 3.5: VAT Registrations and Deregistrations as a percentage of business stock by rural districts, 1998 -2004

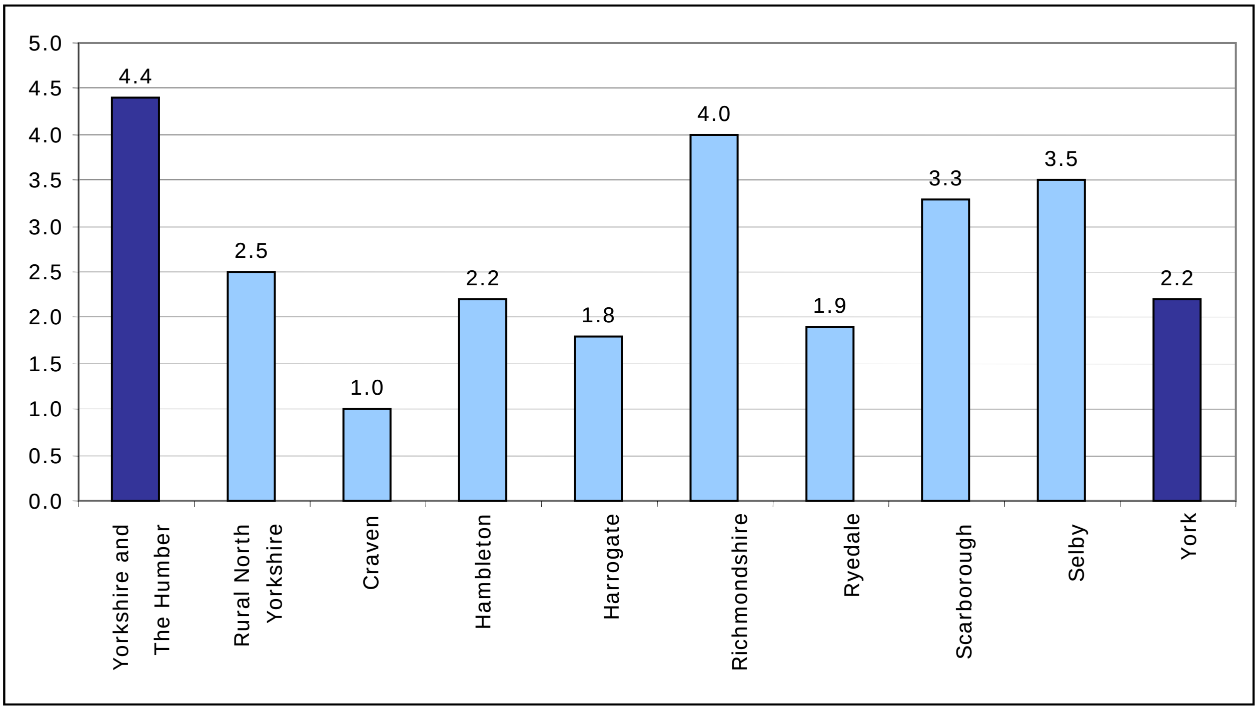


Source: Small Business Service, Business Start Ups and Closures, VAT registrations and deregistrations, 1998-2004
Advancing Together Indicators 7a and 7b
Also a Regional Sustainable Development Framework Indicator

The Rural Evidence Base for Yorkshire and the Humber produced by Government Office Yorkshire and The Humber states that rural districts in the sub-region have a higher average number of VAT registrations per 10,000 population than urban areas. The top 5 areas, in terms of the average number of VAT registrations per 10,000 population are the rural districts of Hambleton, Craven, Ryedale, Harrogate and Selby. The Rural Evidence Base for Yorkshire and the Humber concludes that although businesses in rural areas have a healthier start-up rate when VAT registrations less deregistrations are analysed, they do not compare well to the urban districts. Scarborough is the only district across the region to experience a negative average of VAT registrations.

A further Rural Economy indicator from the Advancing Together Framework is the ILO unemployment rate across rural districts. The ILO unemployment rate is recommended by the ILO and used in the ONS Labour Force/Annual Population Survey. Again York is the only district across the sub-region which is not classified as rural. Figure 3.6 shows that the unemployment across the rural districts of the sub-region is 2.5%. This figure is slightly higher than the urban average of 2.2% in York but much lower than the regional average.

Figure 3.6: ILO Unemployment across the rural and urban districts in the sub-region, 2005



Source: Office of National Statistics, Annual Population Survey, 2005
Advancing Together Indicator 7c
Also a Regional Sustainable Development Framework Indicator

Property Market

A strong property market indicates a growing economy and business optimism. However it is also important as it provides the means for an economy to grow. This section looks at trends in office and industrial property as well as forecasting how the market is likely to move in coming years.

The Valuation Office Agency which is an executive agency of HM Revenue & Customs (HMRC) collects property data which is published within the Property Market Report. This report focuses on selected urban locations across the region. Due to the rural nature of the sub-region this only includes the locations of York and Harrogate; however Leeds has also been included in the analysis below as a comparison. The most recent report was published in July 2005.

Sub-regionally, York has a slightly higher office rental values for both type 1 and type 2 property types (for further information around property types see the technical appendix). However Leeds exceeds these values across all property types. This is despite a recent drop in such values outlined in Progress in West Yorkshire 2005. This emphasises the prosperity of the city.

Table 3.22: Office Rental Values £/m²/ann

Location	Type 1	Type 2	Type 3
Harrogate	145	145	130
York	155	170	125
Leeds	210	220	175

Source: Valuation Office Agency, Property Market Report, July 2005

Harrogate has the highest rental values for industrial buildings, which even exceeds the Leeds comparisons. The high values may be due to the lack of industrial units within Harrogate.

Table 3.23: Rental Values for Industrial Buildings £/m²/ann

Location	Type 1	Type 2	Type 3	Type 4
Harrogate	90	65	55	55
York	62	60	54	50
Leeds	70	65	58	55

Source: Valuation Office Agency, Property Market Report, July 2005

A further data set produced by the Valuation Office Agency, which provides more detailed information for the sub-region is the Shopping Centre Yield. The yield is a simple benchmark, which the property market uses to assess the comparative attractiveness of different shopping centres. It is the ratio of rental income to capital value and is expressed in terms of the open market rent of a property as percentage of the capital value. The yield can be a good indicator of the viability of a city centre location, although care should be taken with yield figures as the factors affecting yield are complex and should be interpreted with reference to the circumstances in each individual town.

The indicator shows that across the majority of town centres within the sub-region the commercial yields have declined over recent years. This is with the exception of Scarborough, Selby and York; however York has historically had a low commercial yield.

Table 3.24: Shopping Centre Yield of Main Town Centres 2000 - 2005

Town	1/4/00	1/4/01	1/4/02	1/4/03	1/1/04	1/1/05	1/7/05
Harrogate	6.25	6.75	6.5	5.75	5.5	5.5	5.5
Skipton	7	7.75	7.5	7.25	7.25	6.5	6.5
Northallerton	7.5	7.5	6.75	6.5	6.5	6	6
Ripon	7.75	7.75	8	7.75	7.5	6.5	6.5
Thirsk	9	8.5	7.75	7.75	7.5	6.5	6.5
Richmond	9	8.5	8.25	8	7.5	6.5	6.5
York	5	5	5	5	5	5.5	5.5
Scarborough	7	7	7	8	8	7.5	7.5
Selby	8	8	8	8.5	8.5	8	8
Malton	8	8	8	8.5	8.5	7.5	7.5
Whitby	10	10	>=10	>=10	>=10	7.5	7.5

Source: Valuation Office Agency, Property Market Report, July 2005