

Monthly Economic Report, York and North Yorkshire

April 2009

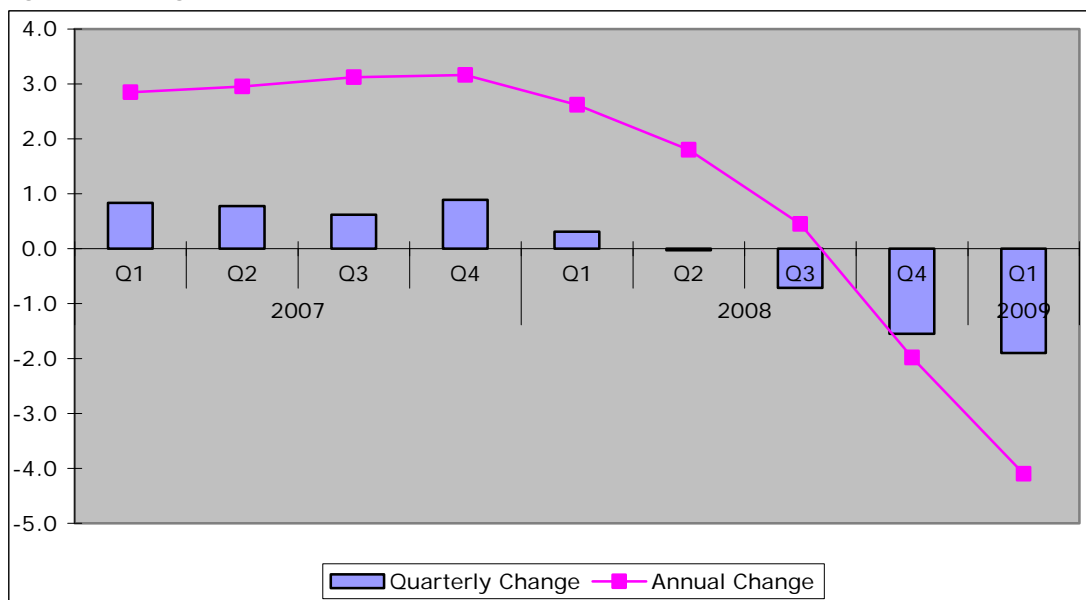
National Picture

Key Indicators	February 2009	March 2009	Change
Inflation figures - CPI	3.2	2.9	-0.3
Inflation figures - RPI	0.0	-0.4	-0.4
New Businesses - VAT Registrations	11,743	16,112	4,369
			37%
VAT De-registrations	20,952	20,478	-474
			-2%

Sources: Inflation – ONS; Business Registrations – UK Trade Info

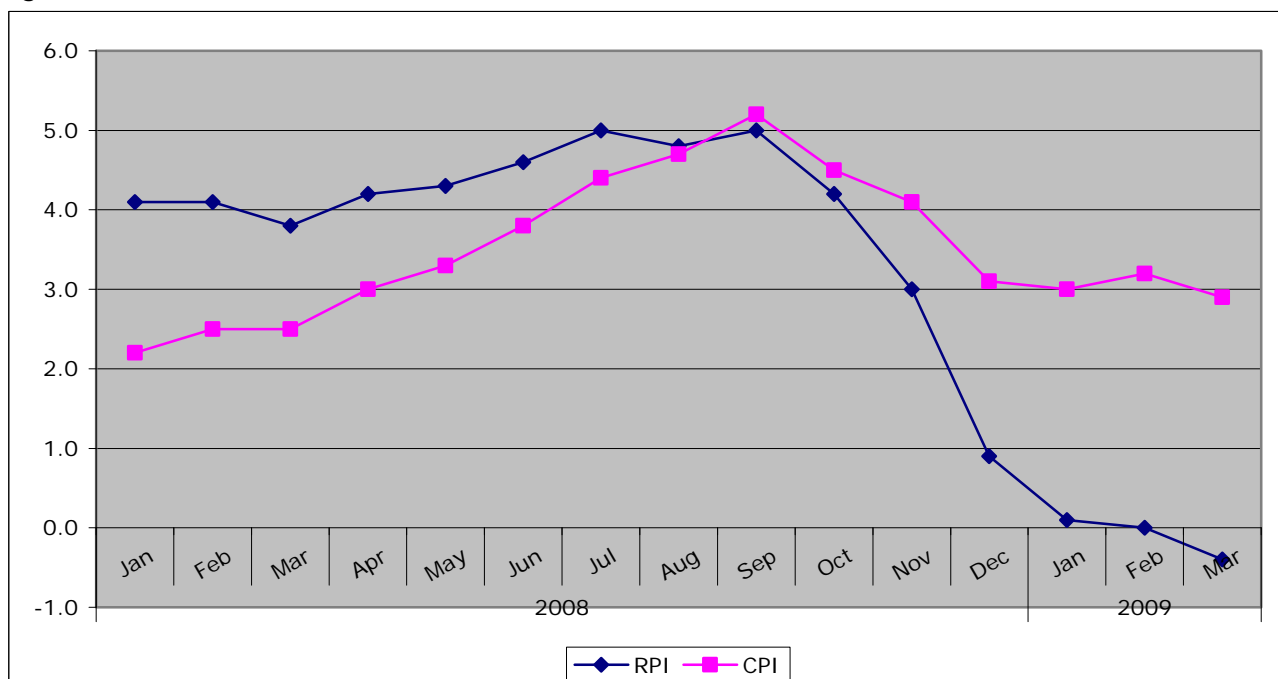
- ◆ In quarter 1 of 2009 GDP contracted by a further 1.9%.

Figure: Change to GDP



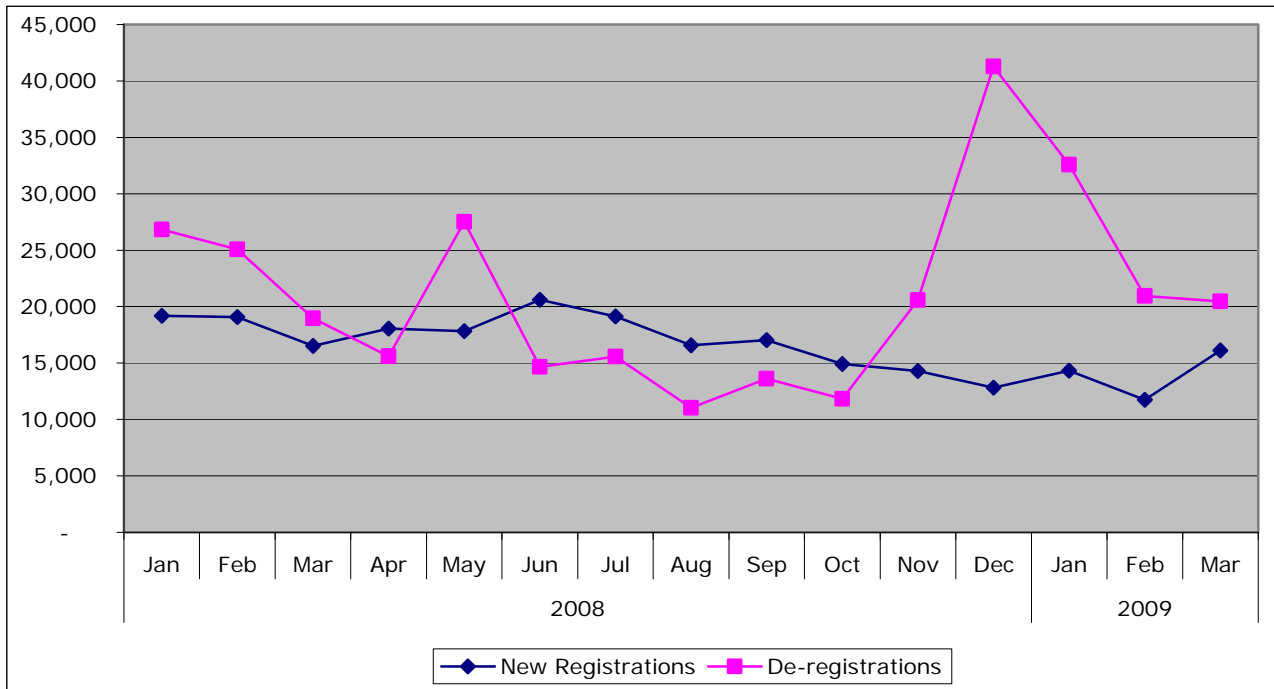
Source: HM Treasury Pocket Databank

Figure: Inflation Trends



Source: HM Treasury Pocket Databank

Figure: VAT Registrations and De-registrations



Source: UK Trade Info, National Statistics Bulletin

Local Picture

Employment

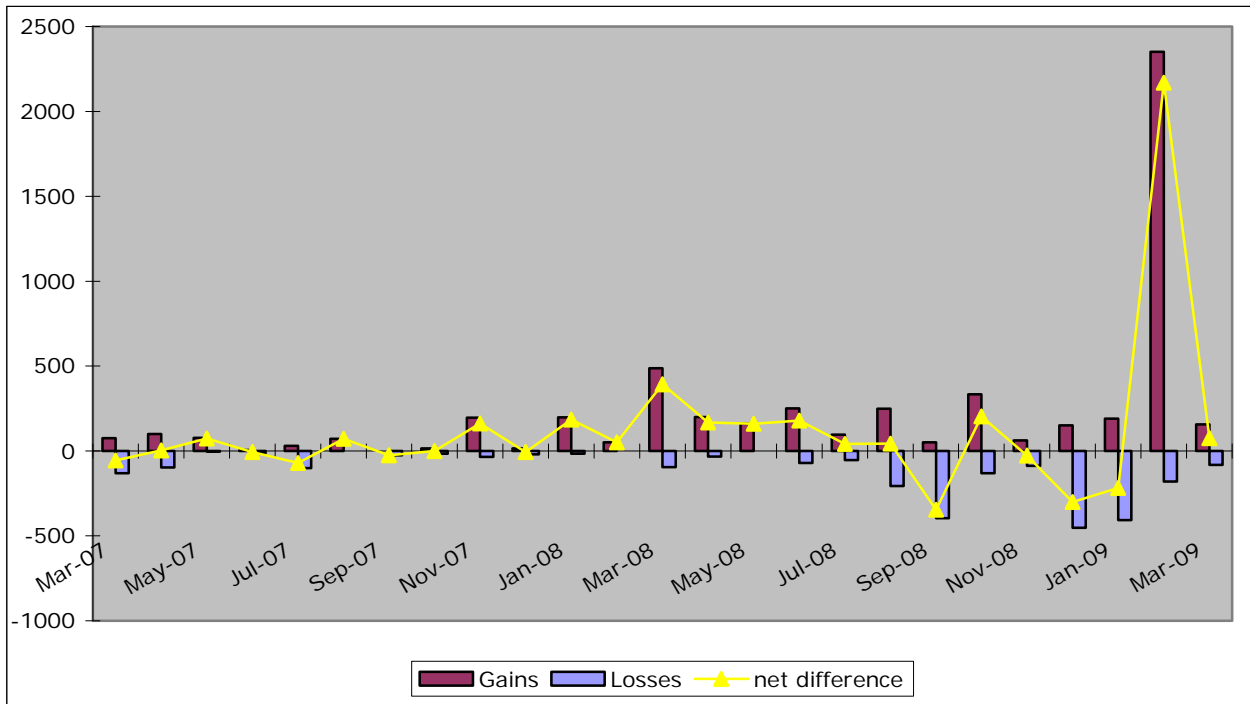
Job Gains/Losses

Confirmed Job Gains - March 2009			
Company	Location	No. jobs	Type of Service
Triton's	York	22	Hotels & Restaurants
Minster Law	York	50	Other business
Stonegate Yard	York	40	Hotels & Restaurants
Little Green Rascals	York	20	Education
Orchard Trees Day Nursery	York	10	Education
Bradley.TV	York	15	Recreational

Confirmed Job losses - March 2009			
Company	Location	No. jobs	Type of Service
Principles - Coney Street, York	York	-10	Retail
Wards and Kingspan	Sherburn	-65	Manufacture of basic metals
Riley's Snooker Club	Scarborough	-6	Leisure

Source: Yorkshire Futures Monthly jobs database

Figure: Jobs/Gains and net difference



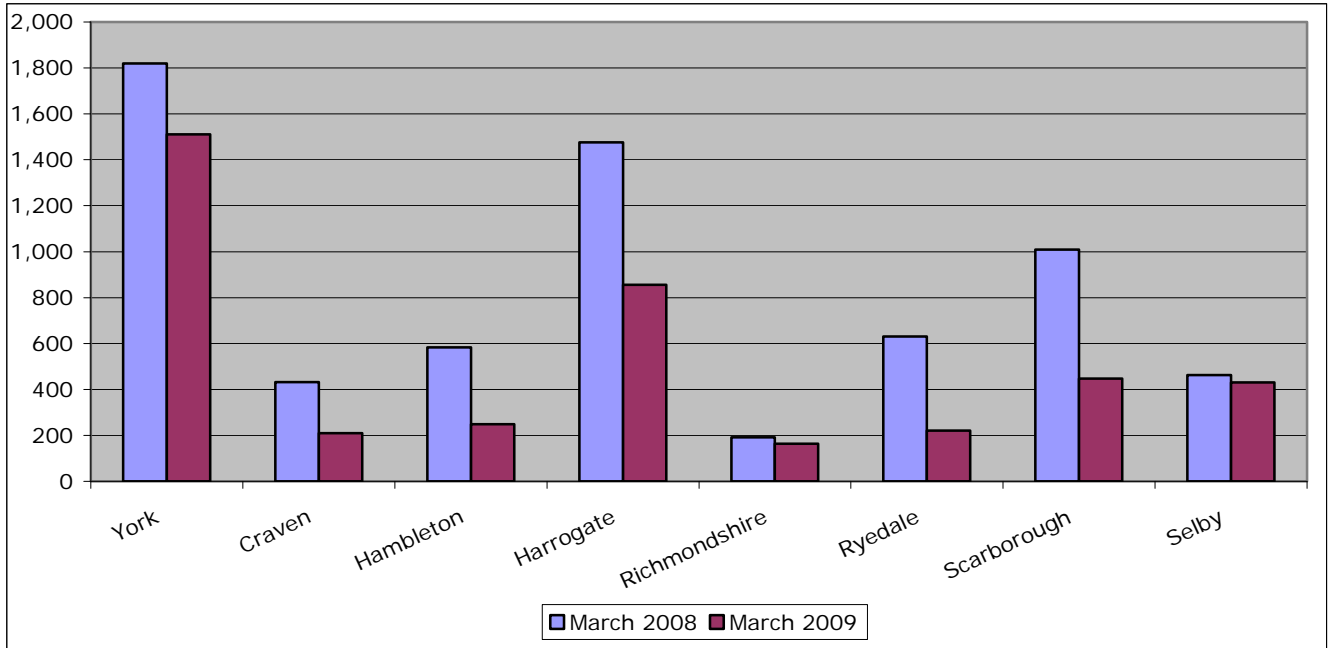
Source: Yorkshire Futures monthly jobs database

Job Centre Plus – notified job vacancies

	March 2009	Annual Change		Monthly Change	
		Actual	%	Actual	%
England	202,103	-107,406	-35%	-63,884	-24%
Yorkshire and Humber	21,902	-15,505	-41%	-7,446	-25%
York and North Yorkshire	4,088	-2,516	-38%	-1,662	-29%
North Yorkshire	2,577	-2,207	-46%	-1,480	-36%
York	1,511	-309	-17%	-182	-11%
Craven	210	-222	-51%	-153	-42%
Hambleton	249	-334	-57%	-291	-54%
Harrogate	856	-620	-42%	-507	-37%
Richmondshire	164	-27	-14%	-87	-35%
Ryedale	221	-409	-65%	75	51%
Scarborough	447	-562	-56%	-480	-52%
Selby	430	-33	-7%	-37	-8%

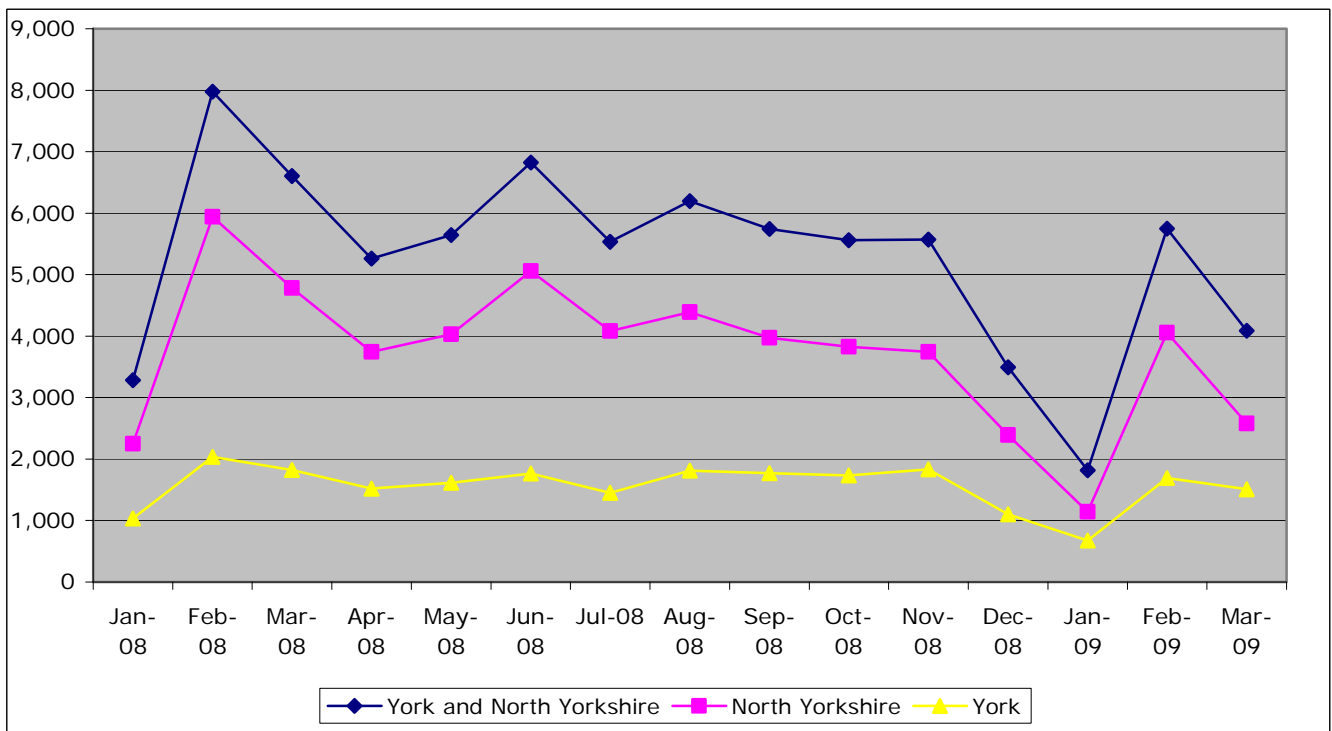
Source: Nomis

Figure: Number of Vacancies, Year on Year comparison



Source: Nomis

Figure: Number of vacancies trend



Source: Nomis

Vacancies by Occupation

Figure: No. vacancies by occupation, York and North Yorkshire, year on year comparison

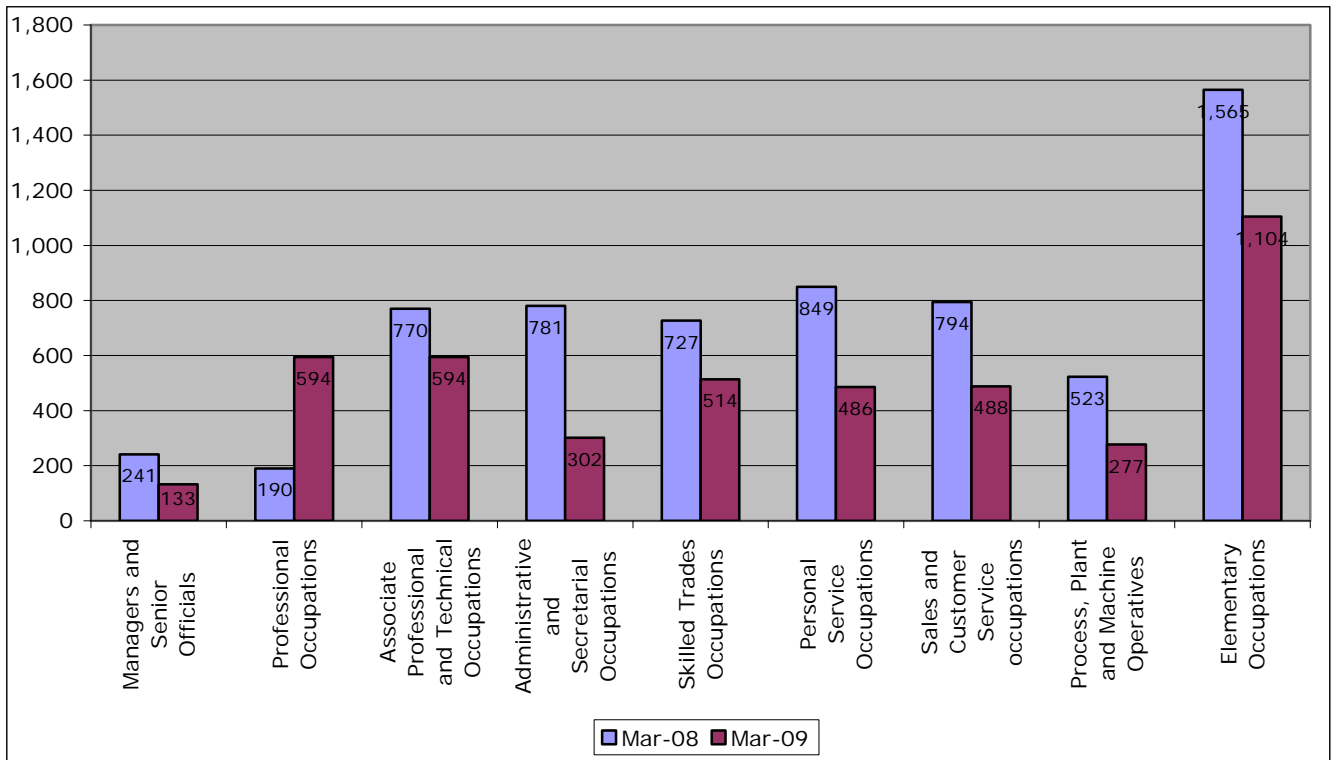
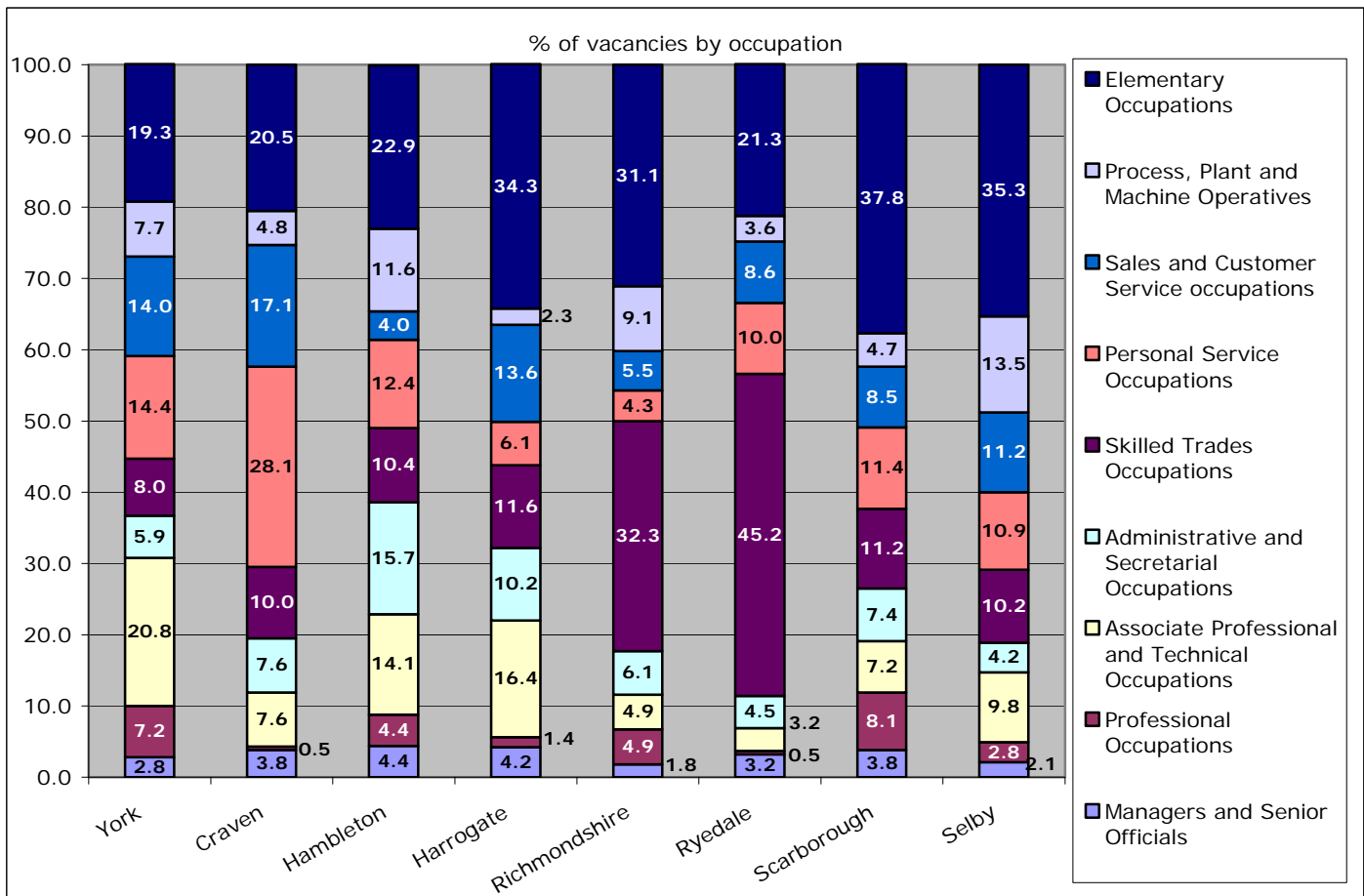


Figure: Share of total notified vacancies by occupation, March 2009



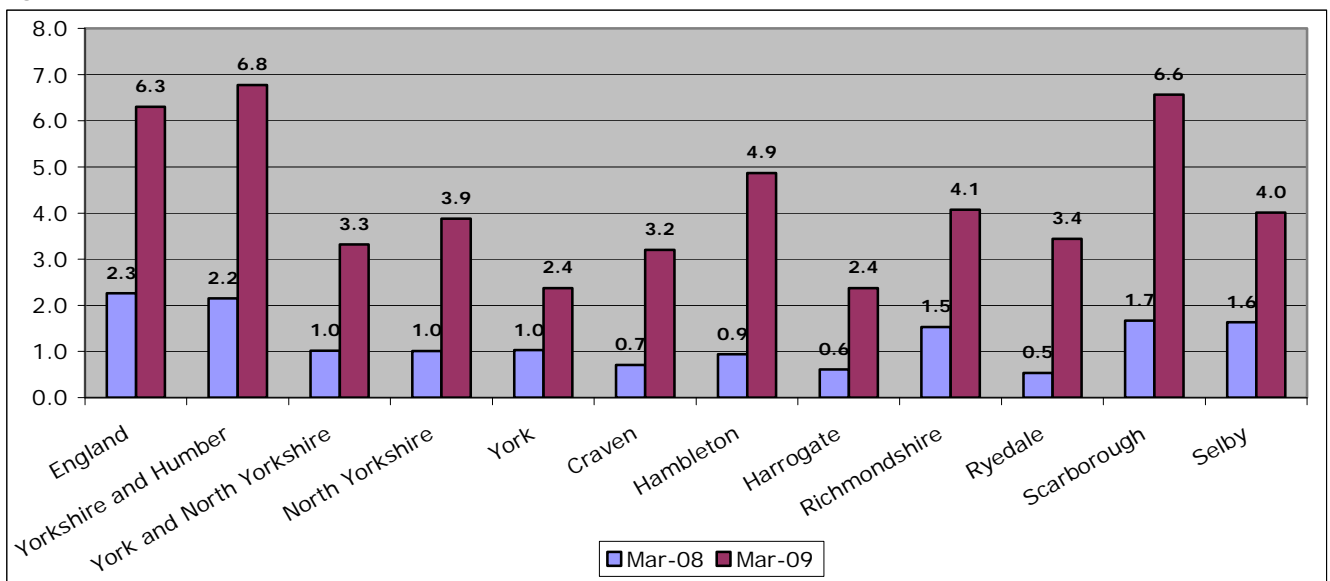
Source: Nomis

Number of Claimants to Notified Vacancies ratio

	March 2008	February 2009	March 2009	Annual Change	Monthly Change
England	2.3	4.6	6.3	4.0	1.7
Yorkshire and Humber	2.2	4.9	6.8	4.6	1.9
York and North Yorkshire	1.0	2.3	3.3	2.3	1.0
North Yorkshire	1.0	2.4	3.9	2.9	1.5
York	1.0	2.0	2.4	1.3	0.4
Craven	0.7	1.8	3.2	2.5	1.4
Hambleton	0.9	2.1	4.9	3.9	2.7
Harrogate	0.6	1.4	2.4	1.8	0.9
Richmondshire	1.5	2.6	4.1	2.5	1.5
Ryedale	0.5	5.0	3.4	2.9	-1.6
Scarborough	1.7	3.3	6.6	4.9	3.3
Selby	1.6	3.5	4.0	2.4	0.6

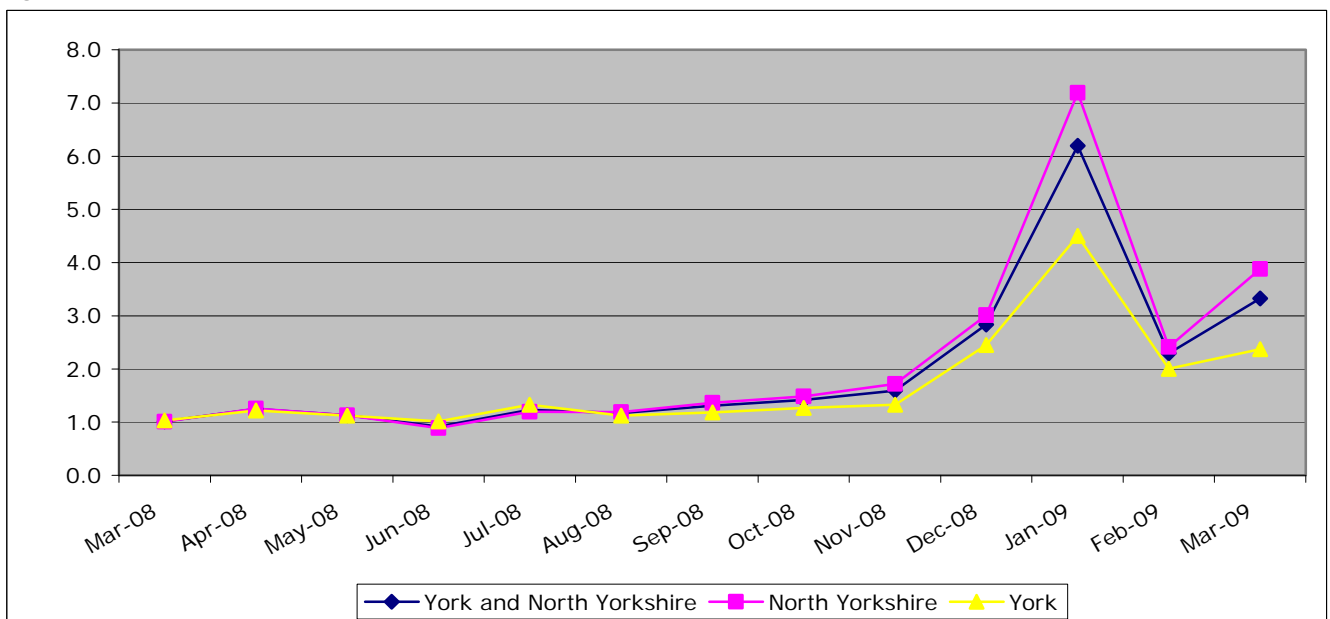
Source: Nomis

Figure: Number of Claimants to Notified Vacancies, Year on Year comparison



Source: Nomis

Figure: Number of Claimants to Notified Vacancies ratio trend



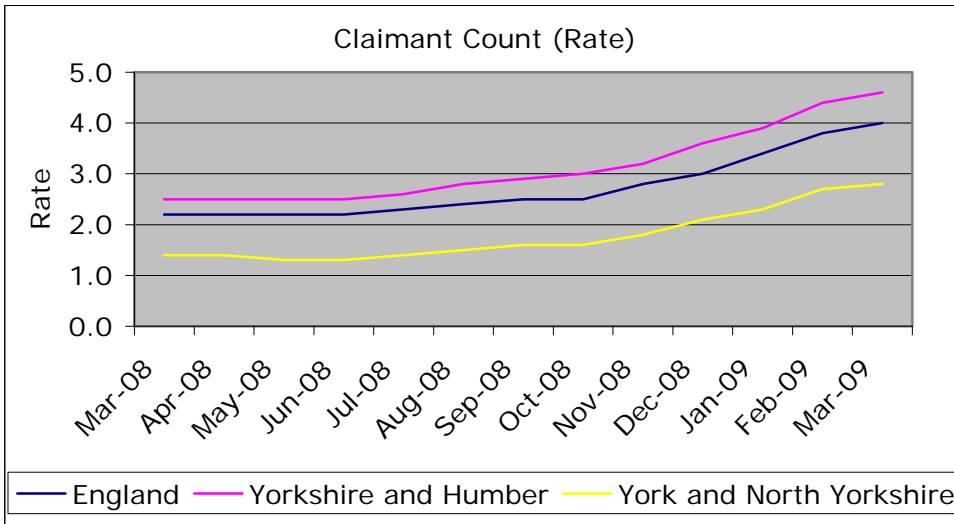
Source: Nomis

Unemployment

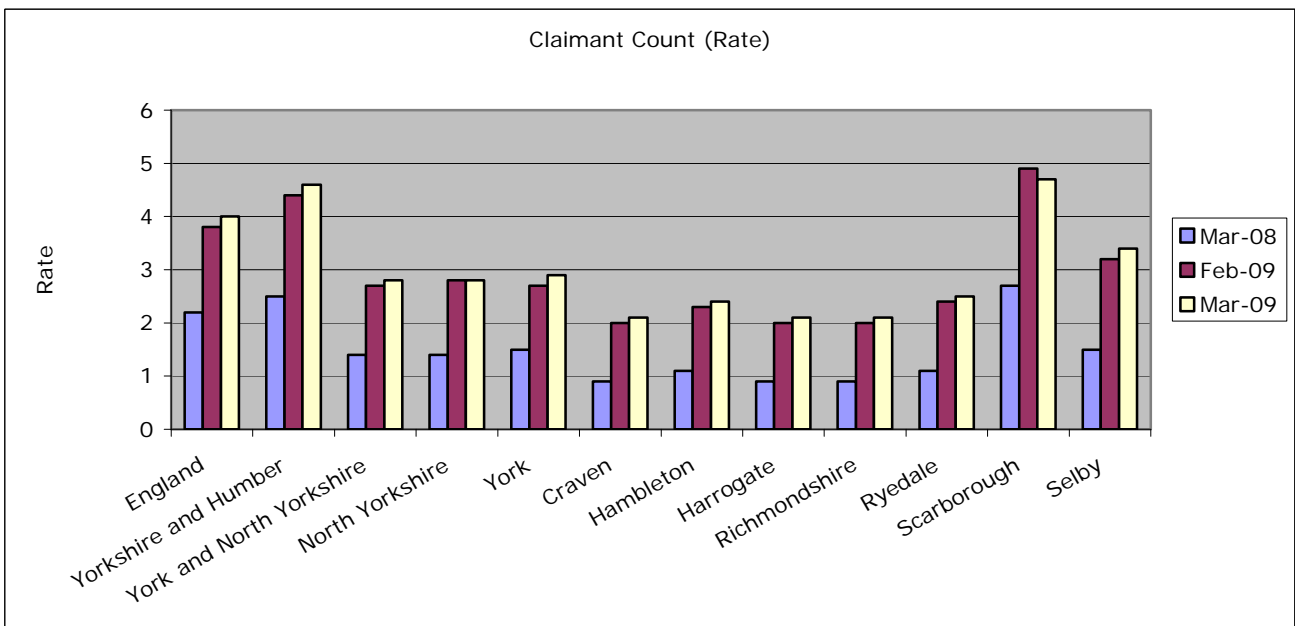
Total Claimant Count

	March 2009	Annual Change	Annual % Change	Monthly % Change
England	1,272,858	572,425	81.7	4.6
Yorkshire and Humber	148,373	67,797	84.1	3.5
York and North Yorkshire	13,585	6,875	102.5	3.0
North Yorkshire	9,998	5,167	107.0	2.1
York	3,587	1,708	90.9	5.7
Craven	672	366	119.6	1.8
Hambleton	1,211	662	120.6	4.5
Harrogate	2,030	1,125	124.3	4.7
Richmondshire	668	375	128.0	3.9
Ryedale	760	424	126.2	4.3
Scarborough	2,934	1,248	74.0	-3.7
Selby	1,723	967	127.9	6.8

Source: Nomis



Source: Nomis



Source: Nomis

Total claiming for over 12 months

	March 2009	Annual Change	Annual % Change	Monthly % Change
England	97170	5395.0	5.9	3.5
Yorkshire and Humber	10445	1535.0	17.2	6.0
York and North Yorkshire	685	0.0	0.0	2.2
North Yorkshire	490	-25.0	-4.9	3.2
York	195	25.0	14.7	2.6
Craven	25	0.0	0.0	0.0
Hambleton	60	0.0	0.0	0.0
Harrogate	90	-5.0	-5.3	0.0
Richmondshire	25	10.0	66.7	0.0
Ryedale	50	20.0	66.7	0.0
Scarborough	170	-40.0	-19.0	3.0
Selby	65	-10.0	-13.3	8.3

Source: Nomis

Total Claiming for Over 6 Months

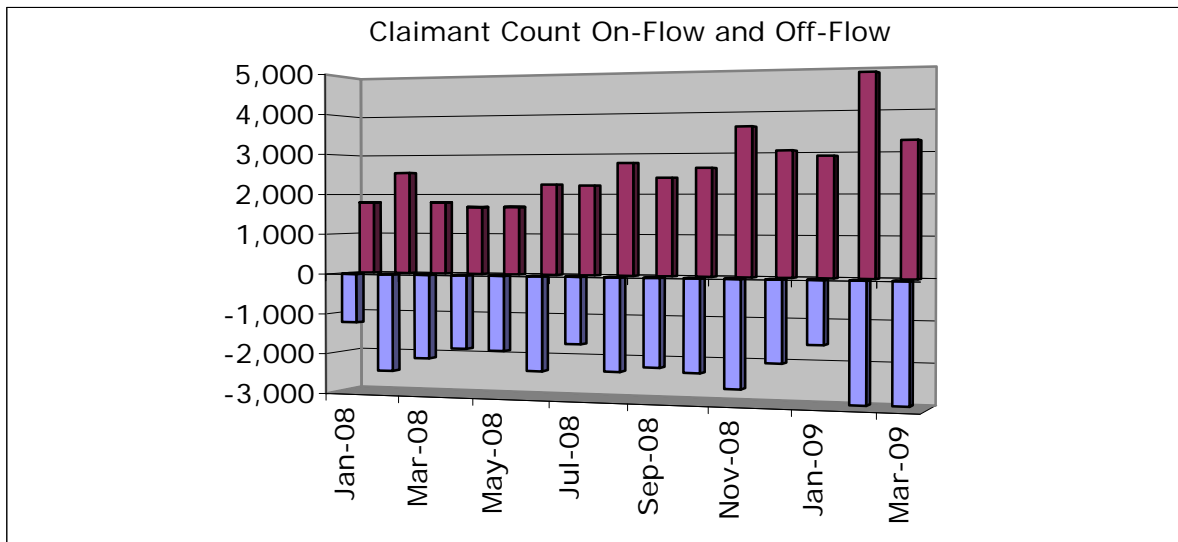
	March 2009	Annual Change	Annual % Change	Monthly % Change
England	284,725	82,535	40.8	9.4
Yorkshire and Humber	33,840	12,440	58.1	9.8
York and North Yorkshire	2,345	710	43.4	9.8
North Yorkshire	1,700	510	42.9	10.7
York	645	205	46.6	6.6
Craven	105	45	75.0	5.0
Hambleton	190	40	26.7	11.8
Harrogate	340	115	51.1	9.7
Richmondshire	100	40	66.7	5.3
Ryedale	135	60	80.0	8.0
Scarborough	570	115	25.3	9.6
Selby	255	90	54.5	21.4

Source: Nomis

Claimant Count On-Flow and Off-Flow in York and North Yorkshire

	Off-flow	On-flow	Difference
January 2008	-1,217	1,796	579
February 2008	-2,416	2,542	126
March 2008	-2,076	1,796	-280
April 2008	-1,814	1,678	-136
May 2008	-1,843	1,686	-157
June 2008	-2,314	2,244	-70
July 2008	-1,631	2,214	583
August 2008	-2,274	2,764	490
September 2008	-2,148	2,398	250
October 2008	-2,250	2,633	383
November 2008	-2,600	3,626	1,026
December 2008	-1,968	3,039	1,071
January 2009	-1,510	2,904	1,394
February 2009	-2,884	4,869	1,985
March 2009	-2,875	3,263	388

Source: Nomis



Source: Nomis

Claimant Count: Off-flow, March 09

	Off-flow March 09	Annual % Change	Monthly % Change
England	233,618	42.8	-8.1
Yorkshire and Humber	26,673	37.8	-8.4
York and North Yorkshire	2,875	38.5	-0.3
North Yorkshire	2,127	35.9	4.2
York	748	46.4	-11.3
Craven	163	53.8	19.0
Hambleton	222	36.2	-1.3
Harrogate	475	61.0	8.2
Richmondshire	132	48.3	-15.9
Ryedale	146	11.5	-4.6
Scarborough	710	22.4	27.7
Selby	279	38.8	-25.4

Source: Nomis

Claimant Count On-flow, March 09

	On-flow March 09	Annual % Change	Monthly % Change
England	290,869	81.4	-28.7
Yorkshire and Humber	32,035	69.6	-30.7
York and North Yorkshire	3,263	81.7	-33.0
North Yorkshire	2,335	85.2	-35.5
York	928	73.5	-25.8
Craven	174	79.4	-32.6
Hambleton	271	92.2	-37.1
Harrogate	564	108.9	-28.5
Richmondshire	163	96.4	-33.2
Ryedale	173	119.0	-42.3
Scarborough	603	59.5	-38.1
Selby	387	81.7	-37.9

Source: Nomis

Ratio of Claimant Count Off-flow to On-flow

	Mar-08	Feb-09	Mar-09	Annual Change	Monthly Change
England	0.98	1.61	1.25	0.27	-0.36
Yorkshire the Humber	0.98	1.59	1.20	0.23	-0.39
York and North Yorkshire	0.87	1.69	1.13	0.27	-0.55
North Yorkshire	0.81	1.77	1.10	0.29	-0.68
York	1.05	1.48	1.24	0.19	-0.24
Craven	0.92	1.88	1.07	0.15	-0.82
Hambleton	0.87	1.92	1.22	0.36	-0.69
Harrogate	0.92	1.80	1.19	0.27	-0.61
Richmondshire	0.93	1.55	1.23	0.30	-0.32
Ryedale	0.60	1.96	1.18	0.58	-0.78
Scarborough	0.65	1.75	0.85	0.20	-0.90
Selby	1.06	1.67	1.39	0.33	-0.28

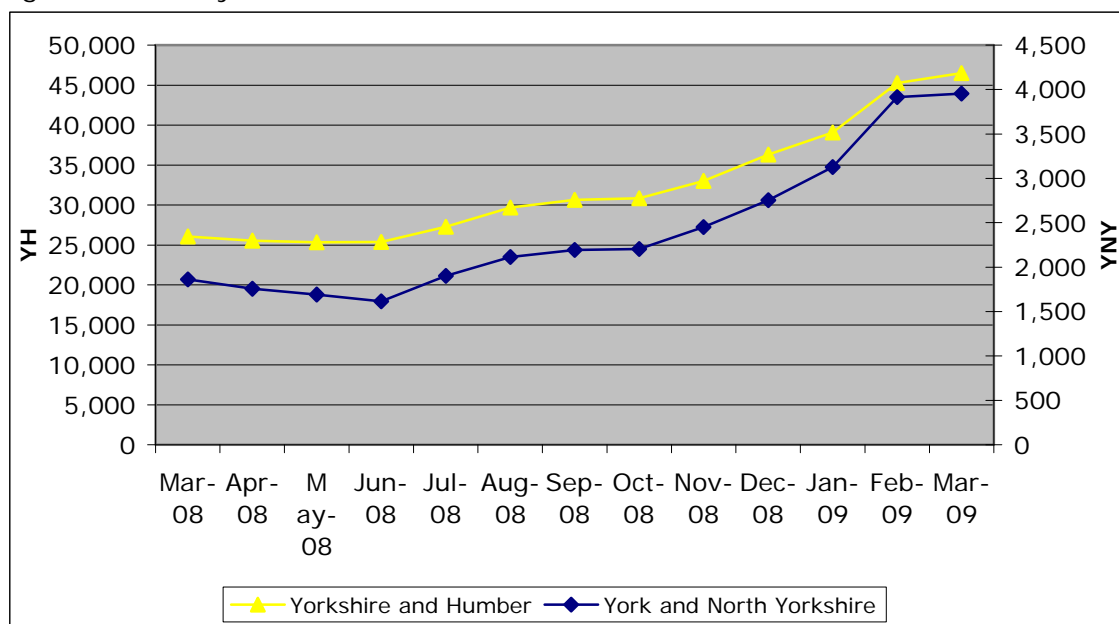
Source: Nomis

Claimant Count 18-24 year olds

	March 2009	Annual Change	Annual % Change	Monthly Change	Monthly % Change
England	213740	165780	77.6	14710	4.0
Yorkshire and Humber	26075	20435	78.4	1265	2.8
York and North Yorkshire	1860	2095	112.6	40	1.0
North Yorkshire	1350	1540	114.1	-40	-1.4
York	510	550	107.8	80	8.2
Craven	85	95	111.8	-10	-5.3
Hambleton	175	215	122.9	15	4.0
Harrogate	115	125	108.7	10	4.3
Richmondshire	105	115	109.5	0	0.0
Ryedale	95	120	126.3	-10	-4.4
Scarborough	480	410	85.4	-80	-8.2
Selby	215	295	137.2	10.0	2.0

Source: Nomis

Figure: 18 – 24 yr old claimants



Source: Nomis

Business Activity

Business Confidence

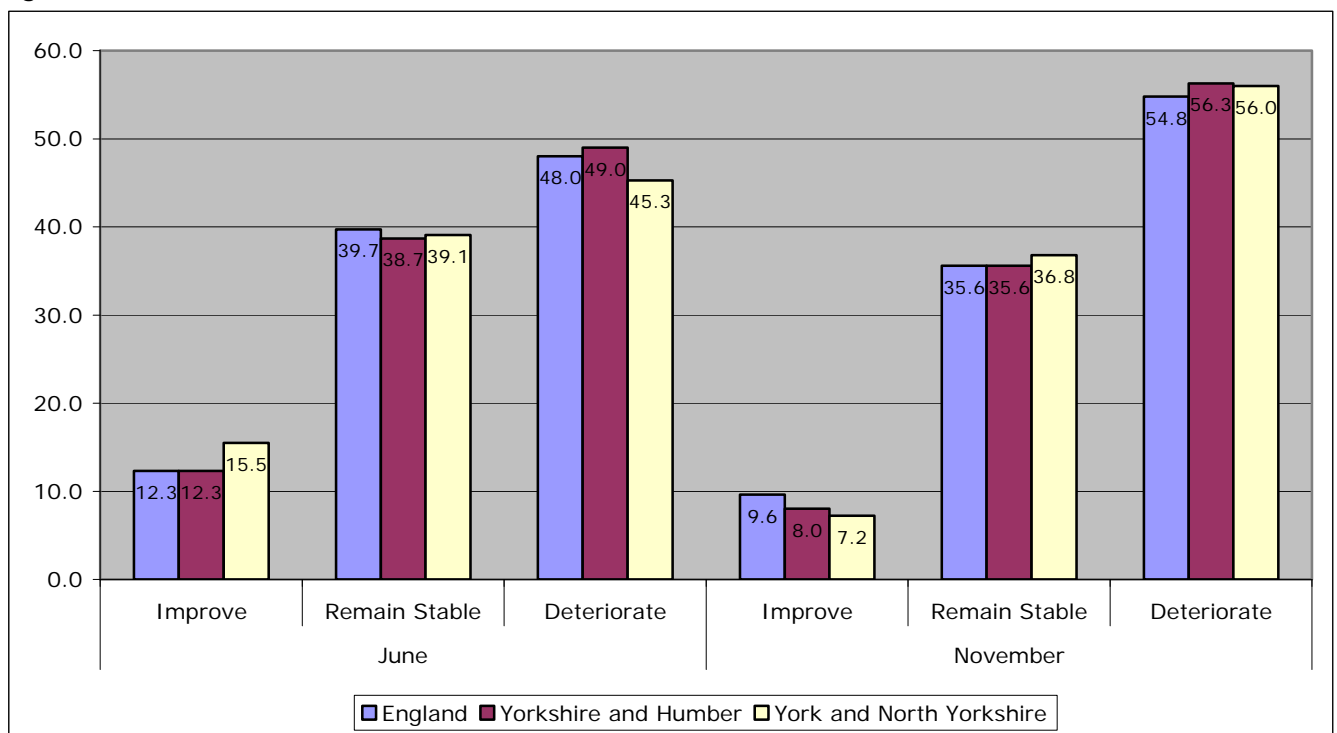
The National Business Survey is a large scale research project conducted by Ipsos Mori on behalf of the RDA Network and Invest Northern Ireland. It explores perceptions of businesses across England and Northern Ireland, on current and recent business conditions as well as looking forward to potential issues and views on projected change over the coming months. The survey asks a series of questions on business confidence, a number of which are presented here.

Over the next 12 months do you expect the business climate in which your business operates to generally improve, remain stable, or deteriorate?

	June			November		
	Improve	Remain Stable	Deteriorate	Improve	Remain Stable	Deteriorate
England	12.3	39.7	48.0	9.6	35.6	54.8
Yorkshire and Humber	12.3	38.7	49.0	8.0	35.6	56.3
York and North Yorkshire	15.5	39.1	45.3	7.2	36.8	56.0

Source: 'National Business Survey, November 2008, (Ipsos Mori on behalf of England's Regional Development Agencies and Invest Northern Ireland)'

Figure:



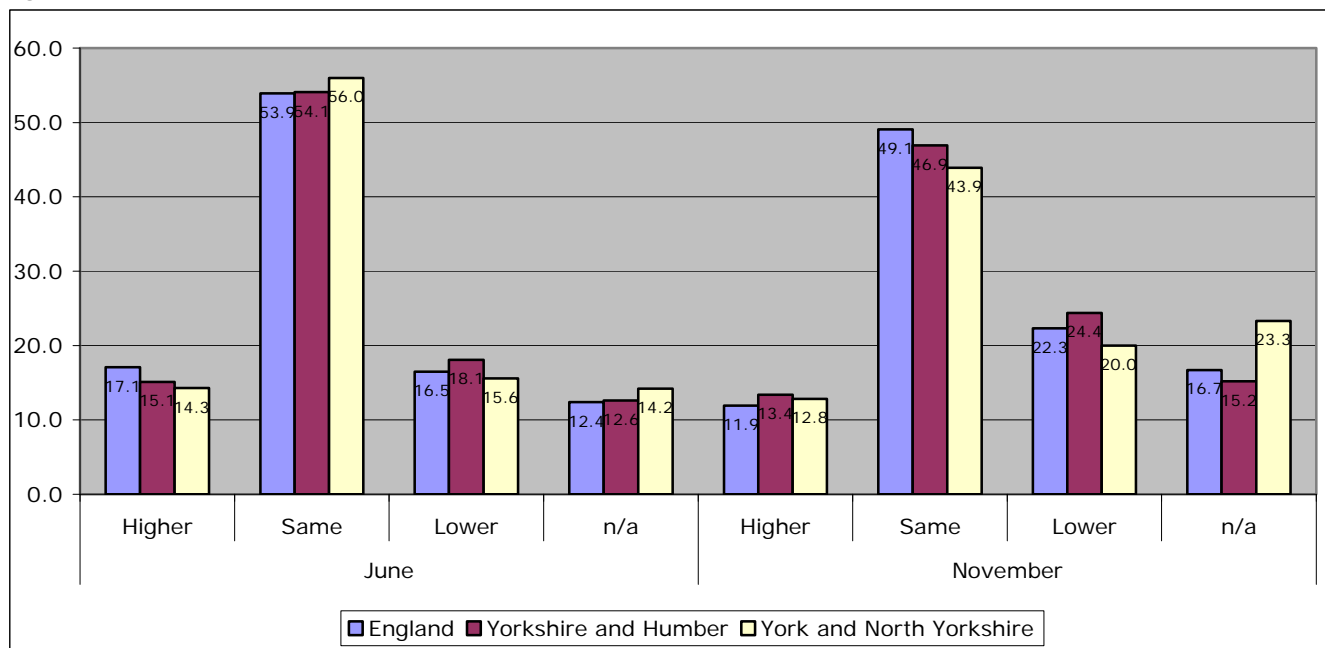
Source: 'National Business Survey, November 2008, (Ipsos Mori on behalf of England's Regional Development Agencies and Invest Northern Ireland)'

What has been the trend in the last 12 months with regard to numbers employed?

	June				November			
	Higher	Same	Lower	n/a	Higher	Same	Lower	n/a
England	17.1	53.9	16.5	12.4	11.9	49.1	22.3	16.7
Yorkshire and Humber	15.1	54.1	18.1	12.6	13.4	46.9	24.4	15.2
York and North Yorkshire	14.3	56.0	15.6	14.2	12.8	43.9	20.0	23.3

Source: 'National Business Survey, November 2008, (Ipsos Mori on behalf of England's Regional Development Agencies and Invest Northern Ireland)'

Figure:



N.B. The National Business Survey data is a sample and subject to some survey error. Sample sizes are smaller at more local levels therefore the confidence intervals are higher. The sample size was also smaller in November than it was in June.

Tourism

Number of Visits to Leisure Attractions in York and North Yorkshire

	No of Attractions Responding	Total Previous Year	Total	% Change
Jul-08	54	621521	600900	-3%
Aug-08	56	832091	843934	1%
Sep-08	56	530743	446212	-16%
Oct-08	50	422394	381563	-10%
Nov-08	40	197447	184794	-6%
Dec-08	36	194004	150948	-22%
Jan-09	58	153038	120111	-22%

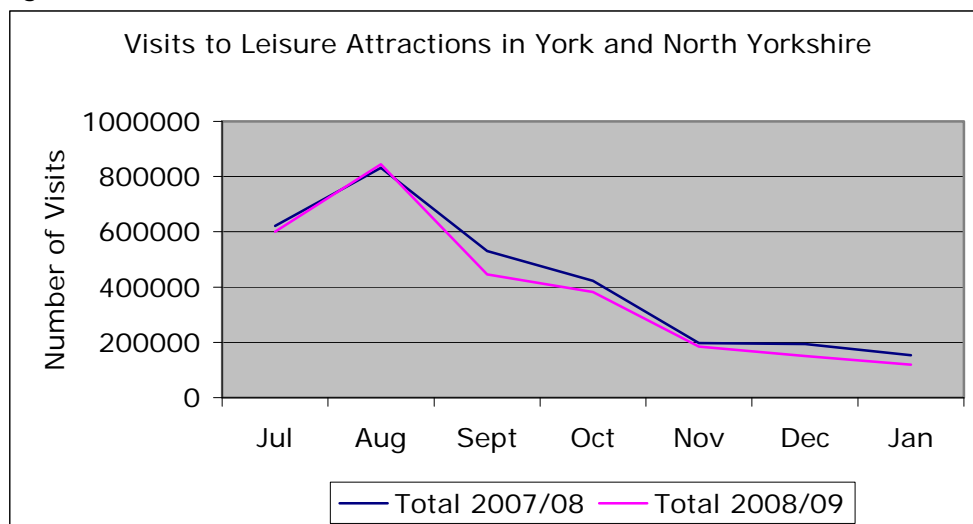
Source: Visitor Attraction Monitor

Number of Visits to Leisure Attractions in Yorkshire and Humber

Date	No of Attractions Responding	Total Previous Year	Total	% Change
Jul-08	86	1062250	904063	-15%
Aug-08	91	1538661	1394837	-9%
Sep-08	111	930657	759782	-18%
Oct-08	101	836270	756442	-10%
Nov-08	97	480975	472685	-2%
Dec-08	80	436028	325557	-25%
Jan-09	103	410433	300082	-27%

Source: Visitor Attraction Monitor

Figure: Visits to Leisure Attractions, York and North Yorkshire



Source: Visitor Attraction Monitor

Length of Stay - Yorkshire and Humber

	Regional (serviced) average length of stay (nights)				
	2004	2005	2006	2007	2008
August	1.9	2	2	2	1.8
September	1.9	1.8	1.9	1.9	1.9
October	1.8	1.9	2	1.8	1.8
November	1.7	1.8	1.9	1.7	1.7
December	1.6	1.7	1.7	1.7	1.6
January	1.7	1.8	1.8	1.8	1.6

Source: Yorkshire Tourist Board

	Regional (self catering) average length of stay (nights)				
	2004	2005	2006	2007	2008
July	5.6	7.5	7.1	7.1	7.4
August	6.2	7.1	7.3	7.2	7.1
September	5.9	6.6	6.7	6.6	6.9
October	5.9	6.4	6.1	6	6.2
November	5.2	5.1	5.8	6.2	5.6
December	5.9	5.9	6.8	6.3	6.2

Source: Yorkshire Tourist Board

Business Advice

Number of Businesses requesting re-profiling of NNDR

	2007	2008
Craven		
Hambleton		
Harrogate		
Richmondshire		
Ryedale		
Scarborough		
Selby		
York		

Source: Local Authorities

Business Link Advice

Hopefully Available from May 09

Planning Applications

Number of planning decisions made

	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008
Craven					
Hambleton					
Harrogate					
Richmondshire					
Ryedale					
Scarborough					
Selby					
York					

Source: Local Authorities

Town Centre Activity

Footfall

	TBC
Craven	
Hambleton	
Harrogate	
Richmondshire	
Ryedale	
Scarborough	
Selby	
York	

Source: Local Authorities

Number of Vacant Retail Premises

	Mar-08		Mar-09	
	no.	%	no.	%
Craven				
Hambleton				
Harrogate				
Richmondshire				
Ryedale				
Scarborough				
Selby				
York				

Source: Local Authorities

Car Parking

Total Revenue/Visits – TBC

	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009
Craven					
Hambleton					
Harrogate					
Richmondshire					
Ryedale					
Scarborough					
Selby					
York					

Source: Local Authorities

Housing

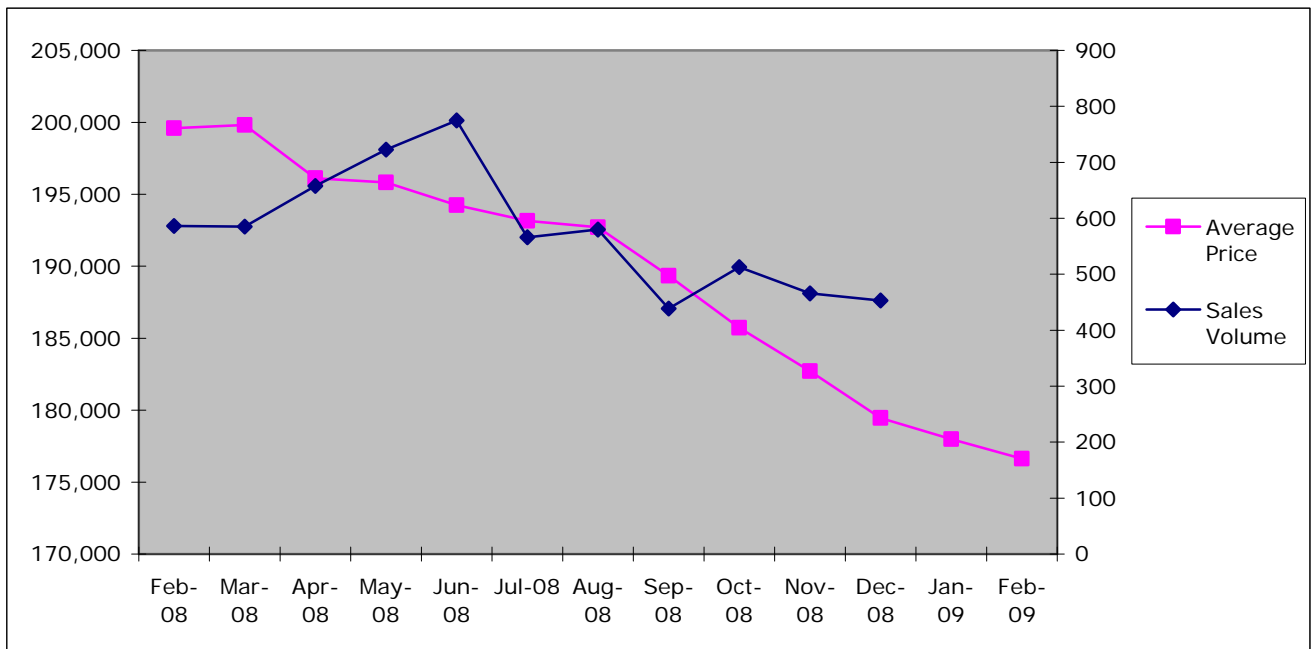
Land Registry House Price Index

North Yorkshire

	Index	Average Price	Monthly Change	Annual Change	Sales Volume
Feb-08	295.4	199,611	-0.4	4.5	586
Mar-08	295.7	199,828	0.1	4.2	585
Apr-08	290.2	196,121	-1.9	1.4	658
May-08	289.8	195,830	-0.1	1	723
Jun-08	287.5	194,257	-0.8	-0.6	775
Jul-08	285.8	193,165	-0.6	-1.8	566
Aug-08	285.2	192,701	-0.2	-2.5	580
Sep-08	280.2	189,349	-1.7	-4.5	439
Oct-08	274.9	185,732	-1.9	-6.7	513
Nov-08	270.4	182,722	-1.6	-8.3	466
Dec-08	265.6	179,469	-1.8	-10.4	453
Jan-09	263.4	177,977	-0.8	-11.2	-
Feb-09	261.4	176,631	-0.8	-11.5	-

Source: Land Registry, House Price Index
 - Data not available

Figure: North Yorkshire – Average Price & Sales Volume



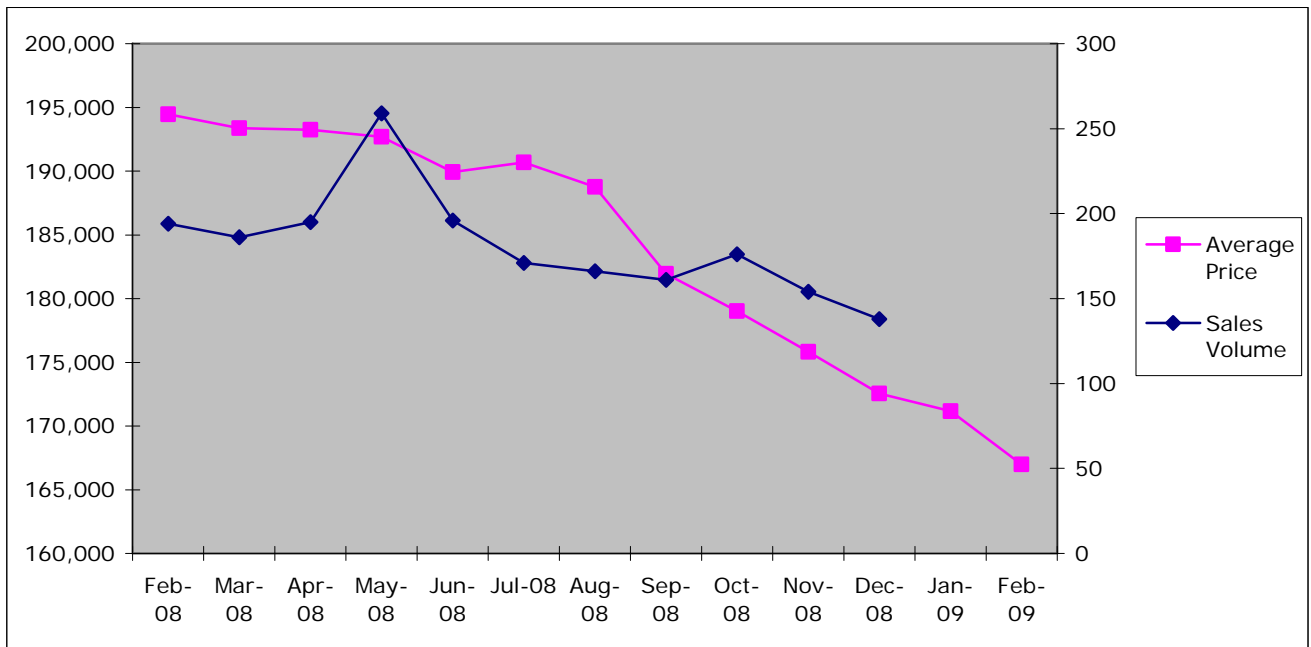
Source: Land Registry, House Price Index

York

	Index	Average Price	Monthly Change	Annual Change	Sales Volume
Feb-08	298.1	194,470	0.5	4.6	194
Mar-08	296.4	193,366	-0.6	2.3	186
Apr-08	296.2	193,245	-0.1	1.2	195
May-08	295.4	192,686	-0.3	0.6	259
Jun-08	291.1	189,923	-1.4	-1.3	196
Jul-08	292.3	190,675	0.4	-1.1	171
Aug-08	289.4	188,769	-1	-2.6	166
Sep-08	278.9	181,944	-3.6	-6.7	161
Oct-08	274.4	179,011	-1.6	-8.3	176
Nov-08	269.5	175,828	-1.8	-9.3	154
Dec-08	264.5	172,536	-1.9	-11	138
Jan-09	262.4	171,152	-0.8	-11.5	-
Feb-09	256.0	166,973	-2.4	-14.1	-

Source: Land Registry, House Price Index
 - Data not available

Figure: York – Average Price & Sales Volume



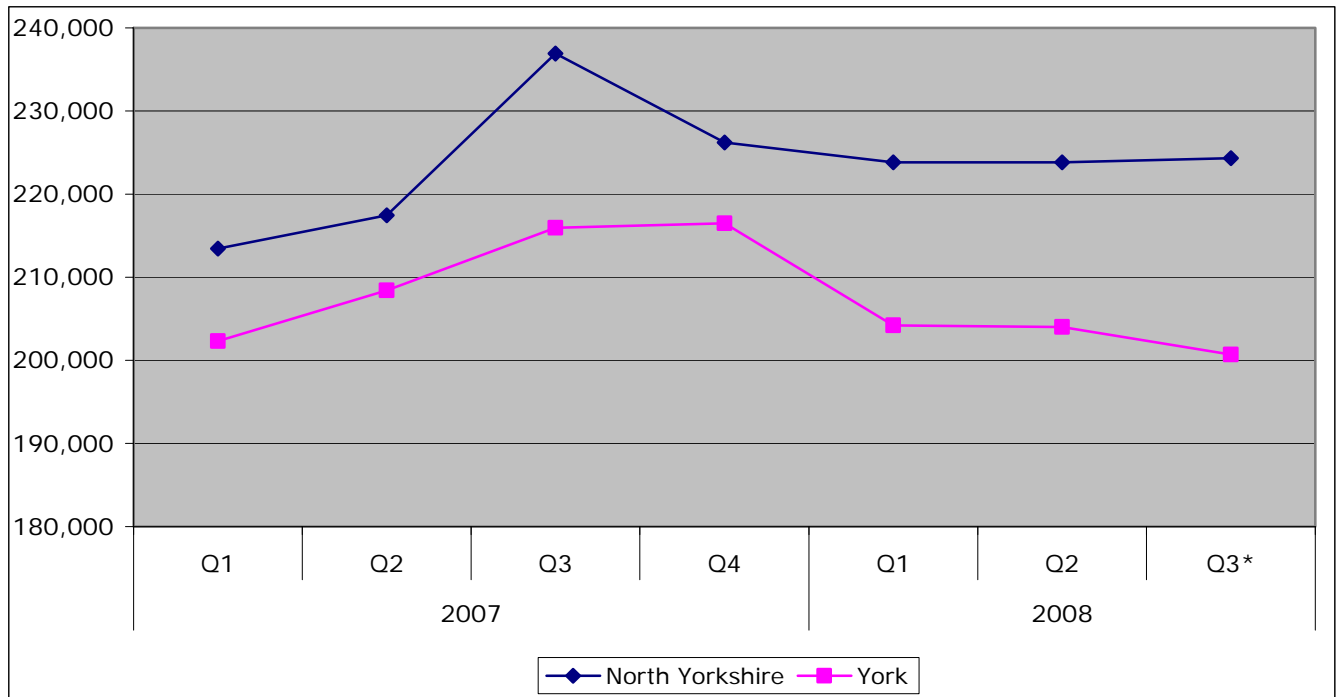
Mean House Prices

	2007				2008			% Change on previous year	% Change on previous Quarter
	Q1	Q2	Q3	Q4	Q1	Q2	Q3*		
England	213,240	218,899	232,345	224,467	221,270	222,441	227,249	-2.2%	2.2%
Yorkshire & Humber	150,665	158,684	163,743	163,054	155,180	159,859	156,770	-4.3%	-1.9%
North Yorkshire	213,437	217,433	236,905	226,204	223,812	223,835	224,311	-5.3%	0.2%
York	202,308	208,403	215,939	216,474	204,209	204,004	200,702	-7.1%	-1.6%
Craven	209,131	220,263	222,848	211,645	206,501	211,979	214,319	-3.8%	1.1%
Hambleton	233,945	232,159	254,320	235,670	231,621	248,417	241,317	-5.1%	-2.9%
Harrogate	254,301	263,615	292,125	278,476	280,397	286,204	273,207	-6.5%	-4.5%
Richmondshire	211,352	228,250	229,411	241,145	210,311	230,944	225,197	-1.8%	-2.5%
Ryedale	227,507	225,265	257,519	242,618	266,365	225,208	240,375	-6.7%	6.7%
Scarborough	164,320	165,638	171,870	170,345	179,150	169,107	167,366	-2.6%	-1.0%
Selby	192,046	192,994	210,265	202,949	185,217	184,721	202,020	-3.9%	9.4%

Source: DCLG

* Data is provisional

Figure: Mean House Prices, North Yorkshire and York



Source: DCLG

* Data is provisional

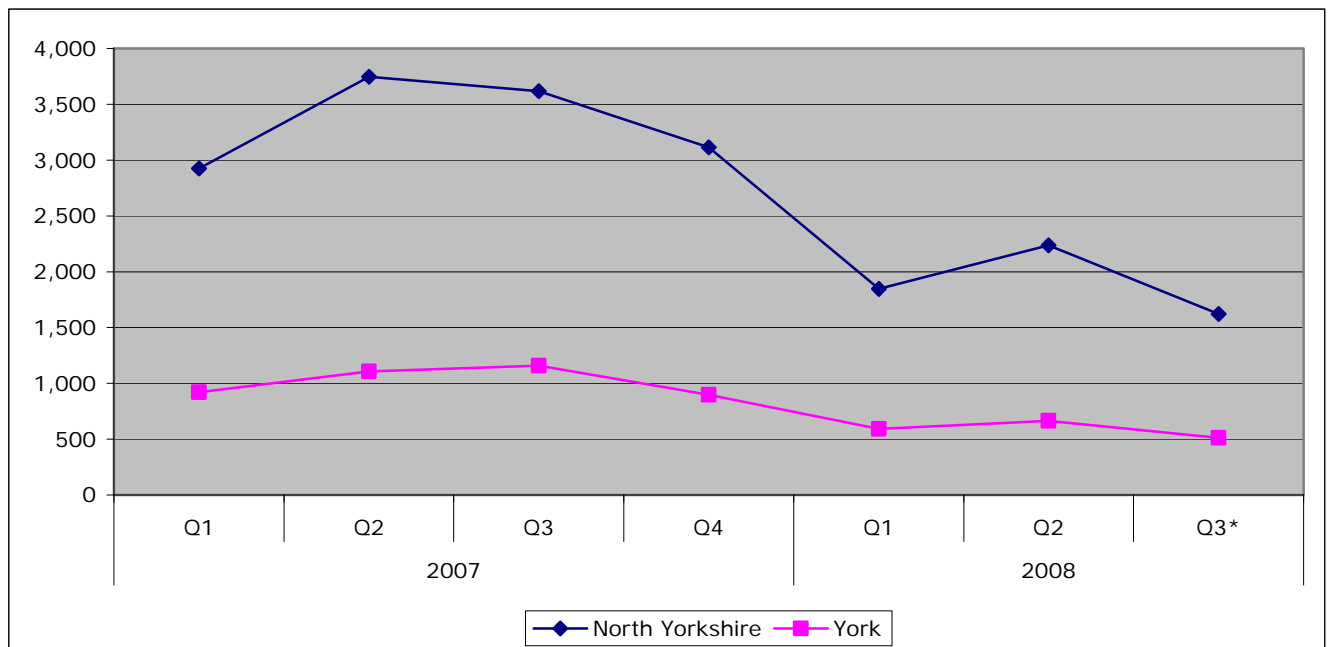
Property Sales

	2007				2008			% Change on previous year	% Change on previous Quarter
	Q1	Q2	Q3	Q4	Q1	Q2	Q3*		
England	269,911	316,630	329,208	274,562	173,560	181,420	137,201	-58%	-24%
Yorkshire & Humber	26,901	31,872	31,678	27,169	17,276	18,717	13,860	-56%	-26%
North Yorkshire	2,925	3,748	3,617	3,115	1,845	2,237	1,623	-55%	-27%
York	921	1,108	1,160	898	591	665	513	-56%	-23%
Craven	265	306	325	249	173	223	160	-51%	-28%
Hambleton	356	531	417	373	222	292	240	-42%	-18%
Harrogate	805	958	1,052	828	489	537	435	-59%	-19%
Richmondshire	179	243	242	242	133	188	93	-62%	-51%
Ryedale	209	255	269	233	124	178	124	-54%	-30%
Scarborough	644	804	770	704	448	485	378	-51%	-22%
Selby	467	651	542	486	256	334	193	-64%	-42%

Source: DCLG

* Data is provisional

Figure: Number of Property Sales, North Yorkshire and York



Source: DCLG

* Data is provisional

Mortgage and Landlord Possession Claims/Orders

The following data indicates the number of claims/orders that have been issued at County Court level for possession of properties either under mortgage or landlord possession.

Mortgage Possession Claims Issued

	Q1 2008	Q2 2008	Q3 2008	Q4 2008	% change since Q4 2007	% change since Q3 2008
Yorkshire & Humber	4,038	3,928	3,962	2,669	-	-33%
York & North Yorkshire	360	337	358	258	-	-28%
Harrogate	59	56	44	45	22%	2%
Scarborough	120	97	138	93	-11%	-33%
Skipton	33	41	29	20	-47%	-31%
York	148	143	147	100	-22%	-32%

Source: Ministry of Justice

N.B. Important note - Introduction of Mortgage Pre-Action Protocol (MPAP) on 19 November 2008.

A new mortgage pre action protocol (MPAP), was introduced for possession claims in the County Courts with effect from 19 November 2008. The MPAP gives clear guidance on what the courts expect lenders and borrowers to have done prior to a claim being issued.

Evidence from administrative records from October to December 2008 suggests that this date coincided with a fall of around 50% in the daily and weekly numbers of new mortgage repossession claims being issued in the courts. It therefore seems highly likely that the launch of the MPAP has led to a marked fall in the number of new claims being issued during the latter part of the period covered by this bulletin. However, given the apparent cause, users should exercise caution in drawing broader inferences from the fall in mortgage possession claims issued in Q4 2008.

Mortgage possession orders are typically made (where necessary) around 8 weeks after the corresponding claims are issued. For this reason, the impact of the MPAP is yet to have visible effect on the statistics on possession orders made. However, we would expect this occur during the early months of 2009. At this early stage is not clear to what extent the launch of the MPAP has led to a permanent fall in the numbers of new mortgage possession claims being issued, as opposed to some merely being postponed. This will become clearer as statistics for 2009 are published.

Mortgage Possession Orders Issued

	Q1 2008	Q2 2008	Q3 2008	Q4 2008	% change since Q4 2007	% change since Q3 2008
Scarborough	90	80	116	113	51%	-3%
Skipton	29	32	31	27	29%	-13%
York	100	106	93	123	35%	32%
Other North East	1,344	1620	1523	1,429	13%	-6%
North East	3,919	4590	4691	4,356	17%	-7%

*Figures for Yorkshire and Humber included in North East total.

Source: Ministry of Justice

Landlord Possession Claims issued

	Q1 2008	Q2 2008	Q3 2008	Q4 2008	% change since Q4 2007	% change since Q3 2008
Yorkshire & Humber	2,671	2,656	2,434	2,438	-	0.2%
York & North Yorkshire	280	252	288	266	-	-8%
Harrogate	46	48	56	40	60%	-29%
Scarborough	82	64	81	85	29%	5%
Skipton	15	8	16	18	-	13%
York	137	132	135	123	-15%	-9%

Source: Ministry of Justice

Landlord Possession Orders issued

	Q1 2008	Q2 2008	Q3 2008	Q4 2008	% change since Q4 2007	% change since Q3 2008
Scarborough	76	52	69	75	36%	9%
Skipton	16	5	13	12	-	-8%
York	110	75	106	116	-17%	9%
Other North East	991	1091	953	1,033	-11%	8%
North East	3,767	3689	3495	3,609	-8%	3%

*Figures for Yorkshire and Humber included in North East total.

Source: Ministry of Justice

Benefits

Number of claims made for Council Tax and Housing Benefit

	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009
Craven					
Hambleton					
Harrogate					
Richmondshire					
Ryedale					
Scarborough					
Selby					
York					

Source: Ministry of Justice

Need for Advice

North Yorkshire CABs – Mapping Trends 04/2008 -02/2009

Information is from the Social Policy Codes recorded by all Citizens Advice Bureaux across North Yorkshire.

Some information for February is missing. Analysis has therefore only been made up to Jan 09. Seasonality is also likely to be a significant factor. As CABx are all working up to capacity the overall trend has not increased significantly.

