

Demographics Study – Strathclyde Business Park

PROPERTY



EKOS Limited

economic development & regeneration

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*St George's Studios, 93-97 St George's Road, Glasgow, G3 6JA
Tel: 0141 353 1994 Fax: 0141 353 2660*

PROPERTY

PROPERTY COSTS

The Glasgow and Clyde Valley Structure Plan (GCVSP) include details of the housing market in the area and hence any planned or proposed housing developments. **Tables 7.1** and **7.2** show the house prices at LA level for the structure plan area and the rest of Scotland

Local Authority	Average house price - £ 2004	Average house price - £ 2005	% Change
East Dunbartonshire	164,839	177,112	7%
East Renfrewshire	185,252	192,125	4%
Glasgow City	117,264	128,462	10%
North Ayrshire	93,366	104,568	12%
East Ayrshire	87,881	97,638	11%
North Lanarkshire	94,428	109,934	16%
Renfrewshire	110,448	112,829	2%
South Lanarkshire	116,012	126,710	9%
Stirling	152,325	162,576	7%
West Dunbartonshire	95,175	110,476	16%
SBP Area	121,669	132,243	9.0%

Source: GSPC

Region	2004	2005	% Increase
Central	£106,811	£114,583	7.3%
Grampian	£109,190	£121,351	11.1%
Highlands & islands	£114,953	£124,783	8.6%
Lothian	£152,628	£159,490	4.5%
Scottish Borders	£139,127	£141,818	1.9%
South West Scotland	£103,595	£112,602	8.7%
Glasgow Area	£111,669	£118,719	6.3%
Scotland	£118,123	£125,934	6.6%

Source: Scottish Executive

The tables, although not directly comparable in terms of area show that East Renfrewshire and East Dunbartonshire have the highest average house prices in the SBP area. As of 2005 the average house price in the SBP area was £132,243 whilst the average house price in Lanarkshire was £118,332, over £18,000 less. Along with Ayrshire, North Lanarkshire had the lowest average house price in the area. Lanarkshire is also cheaper than Scotland as a whole.

Council tax data is available via the Local Authority websites and shows that Lanarkshire has the cheapest local taxes of the Local Authorities that comprise the SBP area. See **Table 7.3**.

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Renfrewshire	959	1,119	1,279	1,439	1,758	2,078	2,398	2,878
East Renfrewshire	934	1,089	1,245	1,401	1,712	2,023	2,335	2,802
Glasgow City	1,041	1,214	1,387	1,561	1,908	2,254	2,601	3,122
South Lanarkshire	925	1,079	1,234	1,388	1,696	2,005	2,313	2,776
North Lanarkshire	926	1,080	1,234	1,389	1,697	2,006	2,315	2,778
North Ayrshire	948	1,106	1,264	1,422	1,738	2,055	2,371	2,845
East Ayrshire	976	1,139	1,301	1,464	1,789	2,115	2,440	2,928
Stirling Council	998	1,164	1,330	1,497	1,829	2,162	2,495	2,994
East Dunbartonshire	951	1,109	1,268	1,426	1,743	2,060	2,377	2,853
West Dunbartonshire	974	1,136	1,298	1,461	1,785	2,110	2,435	2,922

Source: LA Websites

Lanarkshire has the lowest council tax bands at every level. Glasgow and East Ayrshire have the highest council tax bands.

Using **Table 7.4** we are further able to break down the housing market by type of dwelling using data obtained from the 2001 Census.

Total No of households - with residents	888,583
Detached	120,032
Semi-detached	189,242
Terraced house	191,383
Flat or maisonette	366,342
Caravan or other mobile or temporary structure	1,181

Source: Census 2001

The table shows that the area has approx 888,583 households in the SBP area. However this figure will have altered since the data collection. **Table 7.6** below, details the forecasted additional housing requirement until 2018 and also the current housing capacity. Using both datasets it is possible to determine a reasonable estimate on the scale of the housing developments that will take place in key Lanarkshire towns.

PROPERTY DEVELOPMENTS

The GCVSP also details priority areas that have been highlighted for urban expansion and development. **Table 7.5** shows these areas and the type of development. The developments include, regeneration of derelict land and Brownfield sites, safeguarding of employment and job creation in the sub-regional town centres of East Kilbride, Hamilton and Cumbernauld.

Some key Lanarkshire towns (highlighted in the table) have been ear-marked for both housing and industrial development, which will encourage people to stay in the area and halt the out-migration that the West of Scotland has been experiencing. It will also attract businesses back into the area given the competitive edge the regeneration and developments of the town centres will offer.

TABLE 7.5: PRIORITY URBAN DEVELOPMENT AREAS	
Established Urban renewal areas	Type of development
Bishopbriggs East	Housing
Cumbernauld	Housing/Industry
Darnley	Housing
Dykebar, Paisley	Housing
East Kilbride	Housing/Industry
Gourock	Housing
Hamilton West	Housing/Industry
Inverkip	Housing
Inchinnan	Housing
Larkhall	Housing
Newhouse	Housing
Newton Mearns	Housing
Robroyston	Housing
Woodilee	Housing

Source: GCVSP

TABLE 7.6: HOUSING DEMAND AND SUPPLY			
	2002 - 2011	2011 - 2018	2002- 2018
Total housing requirement	63,900	59,300	123,200
Total identified available capacity	59,300	44,200	103,500
Additional required capacity in conurbation Housing Market Assessment	4,600	15,100	19,700

Source: GCVSP

Table 7.6 shows the entire structure plan area will require an additional 4,600 homes to meet demand by 2011. East Kilbride, Hamilton and Cumbernauld have been prioritised for housing and industry development

Additionally, North Lanarkshire Council have some objectives and targets outlined in the 2003 – 2008 North Lanarkshire Community Plan. Home ownership in the region has increased dramatically, however there are still more council owned homes in North Lanarkshire than any other LA in Scotland. The council's main aims and priorities are:

- making better efficient homes
- developing a good and easily accessible environment
- balanced suitable land use.

By 2008 the council is aiming for 3,975 new homes constructed and 10,000 adaptations to improve access to housing and improvements to the Forth and Clyde canal corridor.