

Employment Land Monitoring Report

July - December 2013

For Information

Introduction

The primary purpose of the half yearly Employment Monitoring Report is to monitor the supply of employment land in the Island arising through the planning system and available to the market. The types of employment land monitored are Offices (use classes 21, 22 and 23), Storage and Distribution (use classes 30 to 36) and Industrial (use classes 37 and 38). Whilst it is recognised that other sectors, particularly Retail and the Visitor Economy, make a significant contribution to employment in the Island, they are not currently monitored. However, this monitoring regime will be fully reviewed alongside the Development Plan review to ensure that the policies of the Development Plan are delivering the objectives of the Strategic Land Use Plan.

Two indicators are used:

- Amount of floorspace given planning consent during the period
- Amount of floorspace being marketed through local property agents during the period

Approvals this period

Between 1st July and 31st December 2013 planning permission has been given for the following net change in floorspace:

Use Class	Net change (m ²)	Net change (sq ft)
Offices for visiting public (21)	576	6200
Other offices (22)	-274	-2949
Offices for temp relocation in emergency (23)	0	0
General storage (30)	-1063	-11442
Refrigerated storage (31)	0	0
Storage of solid fuels, building materials (32)	1198	12895
Storage for parking of motor vehicles (33)	0	0
Transfer of goods or distribution of goods in connection with commercial storage (34)	878	9451
Data & Archive Storage (35)	1108	11926
Storage of hazardous, odorous, putrescible or offensive material (36)	0	0
Light Industry (37)	267	2874
General Industry (38)	0	0

Figure 1: Net change in floorspace by Use Class granted planning consent between Jul-Dec 2013

Source: iLAP

The supply of employment land through the planning system is often irregular, with applications for relatively large floor areas being submitted on an infrequent basis. Data shows that in the last six months of 2013 planning permissions have been granted which would result in an overall increase in offices offering services to visiting members of the public, storage of solid fuels, building materials, goods transfer and distribution, data and archive storage and light industrial floorspace. There has been a decrease in general storage and in general office space.

Overall, the following table indicates, in broad terms, increases and decreases in floor space use granted planning permission over 2013:

Use Class	Change over 2013
Offices for visiting public (21)	↑
Other offices (22)	↓
Offices for temp relocation in emergency (23)	-
General storage (30)	↓



Refrigerated storage (31)	↑
Storage of solid fuels, building materials (32)	↑
Storage for parking of motor vehicles (33)	-
Transfer of goods or distribution of goods in connection with commercial storage (34)	↑
Data & Archive Storage (35)	↑
Storage of hazardous, odorous, putrescible or offensive material (36)	-
Light Industry (37)	↑
General Industry (38)	↑

The above figures should be taken as a snapshot in time, as analysis of changes over a longer period of time will give a more accurate picture of trends.

Key Industrial Areas

- Planning permission was granted at Northside KIA, Vale involving change of use of two units from general storage to light industrial use.
- Planning permission was granted at Pitronnerie Road KIA, St Peter Port entailing extension of a warehouse within use class 32.

Central Areas

- Change of use was granted for upper floors at 26 Cornet Street, St Peter Port from offices to residential
- Change of use was granted for an upper floor at EFG House, Ann's Place, St Peter Port from residential to office
- Change of use was granted for 29 Mill Street, St Peter Port from retail to use as an architect's practice
- Change of use was granted at Dyson's Quarry, St Sampson's from storage/distribution to use as a micro-brewery
- Change of use was granted for a unit at The Trinity Square Centre, St Peter Port from archiving to a church
- Change of use was granted for the first floor of 23 Mill Street, St Peter Port from office to residential

Elsewhere

- Change of use was granted away from commercial storage and light industrial use of part of the ground floor of the Newlands Building at Lowlands Industrial Estate, Vale to retail use
- Planning permission was granted for replacement of industrial units at Pre Cassot, Church Lane, St Sampson's with dwellings
- Permission was granted for new offices for visiting members of the public and for a mix of storage and distribution uses at the former GT Cars site at Les Bas Courtills, St Sampson's

Snapshot of available premises December 2013

The Department reviews properties being marketed for rent or sale by the Island's biggest estate agents recording the floorspace available, the type of premises, length of time on the market and price (where available).

Offices

Overview

90 office premises were available to let in December 2013, a total area of 30,270m² (325,824 sq ft). The level of vacancy represents 11% of the total stock, which shows healthy headroom in the market. The vast majority of those are small premises, with 61% being under 250m² (2691 sq ft) with a further 22% being under 500m² (5382 sq ft). The amount of office space being marketed for let is down 9.4% from June 2013, when there was 33,403m² (359,547 sq ft) available. There are currently 10 office premises being marketed for sale, all but one of these are converted historic buildings and all but two have been on the market for 6 months or more.

Length of time on the market (to let)

67 premises have been on the market for 6 months or more
23 premises have been marketed for less than 6 months

Take up

9 premises comprising a total of 1,332m² (14,338 sq ft) have been taken up (or ceased being marketed) since June 2013.

Industry and Storage

Overview

54 industrial, storage and data centre premises were available to let in December 2013, a total area of 33,074m² (356,018 sq ft) and a decrease of 4,222m² (45,447 sq ft) since June 2013. 64% of this space is available for storage and distribution¹ (excluding data centres), a clear signal that the LVCR ruling in April 2012 had an immediate and lasting impact on the commercial property market. The level of vacancy in storage premises remains approximately 14%, which suggests an oversupply in the market. Conversely the vacancy level of industrial premises is 3.4% suggesting a tight marketplace.

There is one data centre on the market, the former Post Office, Guelles Road, St Peter Port, which is also being marketed for a variety of other commercial activities.

Location

Key Industrial Areas

There are 6 premises being marketed on the Pitronnerie Road estate of 95m², 251m², 334m², 685m², 782m² and 1,236m² (1023 sq ft, 2702 sq ft, 3595 sq ft, 7374 sq ft, 8418 sq ft and 13305 sq ft).

There are 2 premises being marketed at Braye Road Industrial Estate

There are 2 premises being marketed at La Hure Mare Industrial Estate

There are also a cluster of large storage buildings being marketed in the Longue Hougue Lane/Bulwer Avenue area, possibly arising from the closure of Condor Logistics.

Urban sites

Outside the KIAs, there are 0 urban premises being marketed

Rural sites

There are 3 premises being marketed for industrial use at Barras Lane Industrial Estate

There are 3 industrial units being marketed at Perelle Industrial Centre

Length of time on the market (properties to let only)

12 premises have been on the market for over 18 months

16 premises have been on the market for between 1 year and 18 months

14 premises have been on the market for between 6 months and 1 year

12 premises have been on the market for up to 6 months

Take up

A total of 4,542m² (48,890 sq ft) has been taken up (or ceased being marketed) since June 2013. 3,437m² (36,997 sq ft) of this was as a result of the Newlands Building being taken off the market, presumably as it has been granted planning permission for conversion to retail use on the ground floor. The remainder of the take-up was storage units.

¹ Use Classes 30, 31, 32, 34