Northampton Borough Council

Economic Growth Strategy

DATA PACK

May 2020

Produced by

Contents

1. Overview

This Data Pack seeks to provide an overall compendium of information related to the economic performance of Northampton. The Data Pack reviews existing data available from local, regional and national sources. It seeks to identify the strategic themes that will be developed as the Economic Growth Strategy is drafted.

Through the research, a wealth of data is clearly available. The Data Pack has therefore sought to address two key issues;

    i) Considering Northampton as a single unit
    ii) Assessing Northampton against the wider South East Midlands LEP's performance

This evidence will be invaluable in developing the Economic Growth Strategy and in demonstrating both the issues and opportunities facing Northampton.

The Data Pack seeks to review the national economic picture, the SEMLEP area and Northampton specifically. The research seeks to link the three geographies together and develop an evidence base that demonstrates that Northampton requires investment, and in certain areas new policies.

The Data Pack should be seen a living document. As the project develops additional information will be added to ensure that the document is dynamic and underpins the Economic Growth Strategy.

2. Objectives

The purpose of this work is to produce an Economic Growth Strategy/study for Northampton within the context of the region economic picture, and that of SEMLEP. The objective of the Economic Growth Strategy will be enhancing the ability of Northampton Borough Council (and partners) to identify and focus on action that will grow business or create conditions for growth
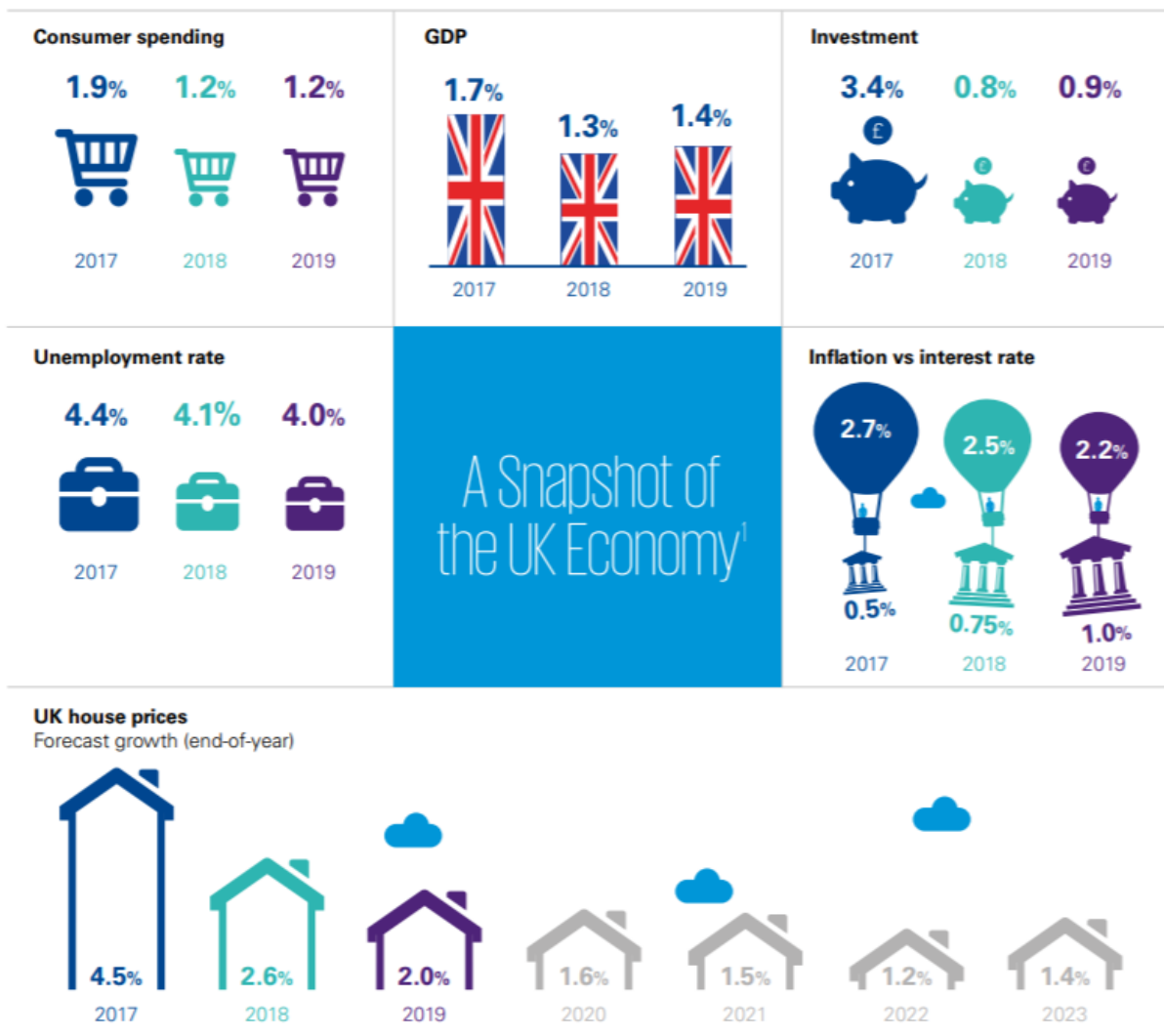
The Economic Growth Strategy will identify key: opportunities, issues, challenges and strategic priorities for Northampton aimed at:

- Improving economic performance absolutely but also relative to the regional and national economy.
- Improving economic inclusion.
- Developing specific initiatives around key sectors, housing, infrastructure, small and micro businesses and generally improve economic performance to benefit communities, residents and business.

This Data Pack will provide supporting evidence to underpin Northampton's Economic Growth Strategy, drawing together information that demonstrates the Community, Economic and Environmental issues that Northampton currently faces.
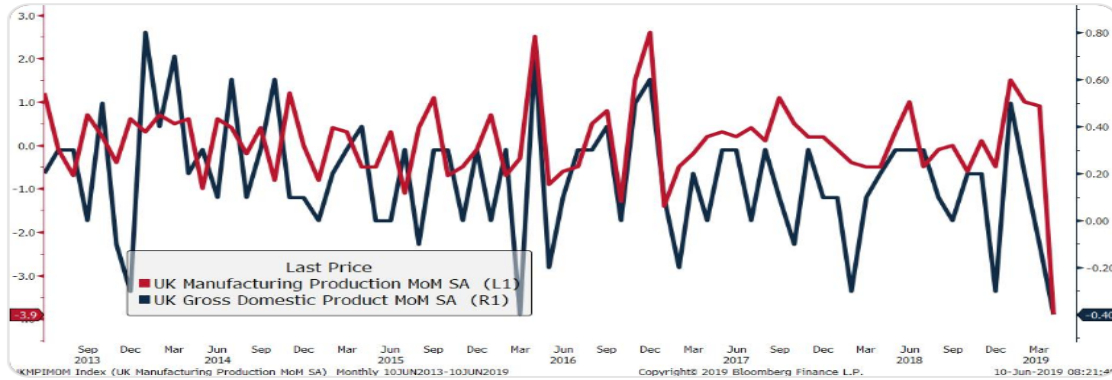
3. National Economic Context

As is well publicised, the UK is currently going through turbulent economic times, not least due to continued uncertainty around Brexit. As is depicted in Table 1, there is currently consistent reporting of key indicators, with consumer spending, GDP and Investment and Inflation all falling. While the Unemployment rate also continues to fall. House price forecasts suggest that lower growth can be expected over the next few years.
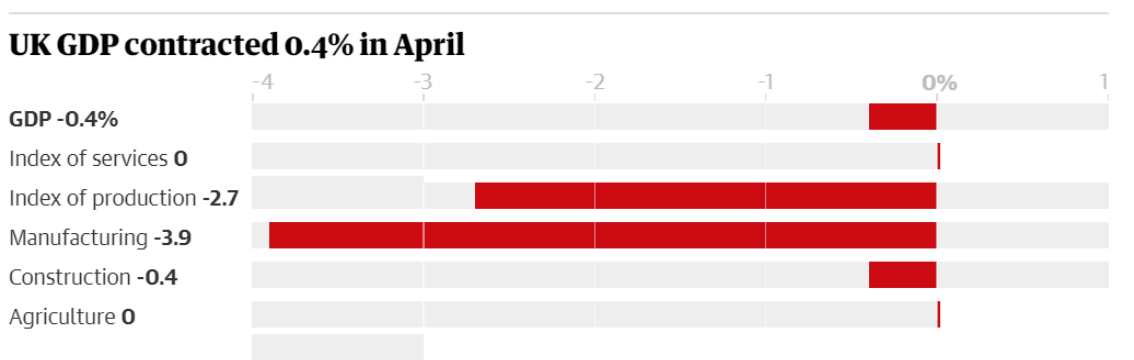

Source: A snapshot of the UK Economy

The UK economy has posted its weakest growth figures in three years. Table 2 below demonstrates that UK GDP shrank by 0.4% in April, rather worse than economists expected, dragging the rolling three-month growth rate down to 0.3%

Table 3 sets out the GDP performance of key sectors. The decline was principally due to a 3.9% contraction across manufacturing, the worst decline since 2002, as UK car producers implemented planned shutdowns in case Britain had exited the European Union at the end of March. Car manufacturing slumped by 24%, while transport output suffered its biggest fall since 1974.The construction sector has also, dropped by 0.4%, while service sector was flat.

UK GDP contracted 0.4% in April

	-4	-3	-2	-1	0%	1
GDP -0.4%						
Index of services **0**						
Index of production **-2.7**						
Manufacturing **-3.9**						
Construction **-0.4**						
Agriculture **0**						

With the current level of uncertainty in the UK economy, there are significant implications for all areas of the UK's economy. The national context is important as it sets the conditions for regional and local growth. Having reviewed the national level, it is important to consider the performance of the wider South East.

The most pertinent national context for Northampton is the National Industrial Strategy. There are a number of themes, or 'foundations' within the Industrial Strategy that will have strong influence on how the Economic Growth Strategy is shaped and ultimately delivered. The 'foundations' set out to address how the country will boost productivity and earning power by focusing on the 5 foundations of productivity. Our 5 foundations support our vision for a transformed economy. The foundations are particular pertinent to the Northampton, as they are the cornerstone of a strong economy and delivering sustainable and inclusive growth in all communities. The foundations include;

    i)   **Ideas – being the world's most innovative economy**

Our ability to innovate – to develop new ideas and deploy them – is one of Britain's great historic strengths, from the jet engine and the bagless vacuum to MRI scanners and the World Wide Web. We are a global leader in science and research: top in measures of research excellence and home to four of the top 10 universities in the world.

ii) People - To generate good jobs and greater earning power for all

Our employment rate is at a near historic high – one of the fastest post-recession rates relative to other major economies. It is underpinned by a world-class higher education system, the first choice of students and researchers around the world. Employers are ever more closely involved in the system, and we are committed to delivering three million apprenticeship starts by 2020.

The Industrial Strategy states that we still face challenges in meeting our business needs for talent, skills and labour. In the past, we have given insufficient attention to technical education. We do not have enough people skilled in science, technology, engineering and maths. We need to narrow disparities between communities in skills and education and remove barriers faced by workers from underrepresented groups in realising their potential.

iii) Infrastructure - A major upgrade to the UK's infrastructure

Infrastructure is the essential underpinning of our lives and work, and having modern and accessible infrastructure throughout the country is essential to our future growth and prosperity.

We must make sure our infrastructure choices not only provide the basics for the economy, they must actively support our long-term productivity, providing greater certainty and clear strategic direction. Our investment decisions need to be more geographically balanced and include more local voices. We can improve how we link up people and markets to attract investment, and we must be more forward-looking in respect of significant global economic trends.

iv) Business Environment - To be the best place to start and grow a business

Our challenge is to improve how we spread the best practice of our most productive businesses. We are one of the world's great financial centres, yet growing businesses sometimes face difficulty in accessing finance.

Our managers are, on average, less proficient than many competitors, and we should make better connections between high-performing businesses and their supply chains.

Our Industrial Strategy aims to make Britain the best place to start and grow a business, and a global draw for innovators. We will drive productivity in businesses of all sizes by increasing collaboration, building skills and ensuring everyone has the opportunity of good work and high-paying jobs. We will ensure the financial sector is better connected to the rest of the economy, driving impactful investments.

v) Places – to have prosperous communities across the UK

Many places are not realising their full potential. The UK has greater disparities in regional productivity than other European countries. This affects people in their pay, their work opportunities and their life chances.

Every region in the UK has a role to play in boosting the national economy. We will build on the strong foundations of our city, growth and devolution deals and continue to work in partnership with local leaders to drive productivity. We will introduce Local Industrial Strategies and further strengthen local leadership through Local Enterprise Partnerships and Mayoral Combined Authorities.

The Government will also introduce new policies to improve skills in all parts of the country, create more connected infrastructure, back innovation strengths, ensure land is available for housing growth, and strengthen our cultural assets.

Each of these foundations set out how the Government will invest resource in tackling a number of issues that create issues across the country. Each foundation is pertinent to Northampton to a greater or lesser extent.

In addition to the foundations, Government has identified 4 'Grand Challenges', these being macro level issues that the country needs to address. The four Grand Challenges are:

1. Artificial intelligence and data
2. Ageing society
3. Clean growth
4. Future of mobility

The Northampton Economy links closely to each of the four Grand Challenges. However the Borough is well-placed to contribute to both the Future of Mobility and Clean Growth grand challenges are aligned to the Borough Council's ambition to establish Northampton as a Smart City. In addition with the strength in the Health and Well-being sector, the Borough will be able to assist in support the Ageing Society grand challenge. The Borough will consider with it stakeholders how local activity can support Ageing Society innovation or whether the Borough can provide an urban testbed for new technology and applications.

4. South East Midlands Local Industrial Strategy Context

a. Overview

SEMLEP occupies a strategically and economically important position at the nexus of Oxford, Cambridge, Birmingham and London. Over the past two decades, the population of SEMLEP has grown faster than any other LEP area outside London, and at 10% above the UK average to c. 2 million.

In recent years, SEMLEP has contributed a substantial, and increasing, share of national housing completion. The areas also contributes some £50bn in GVA to the national economy.

There are over 90,000 PAYE-registered business enterprises in the SEMLEP area, and the size split is broadly comparable with England.
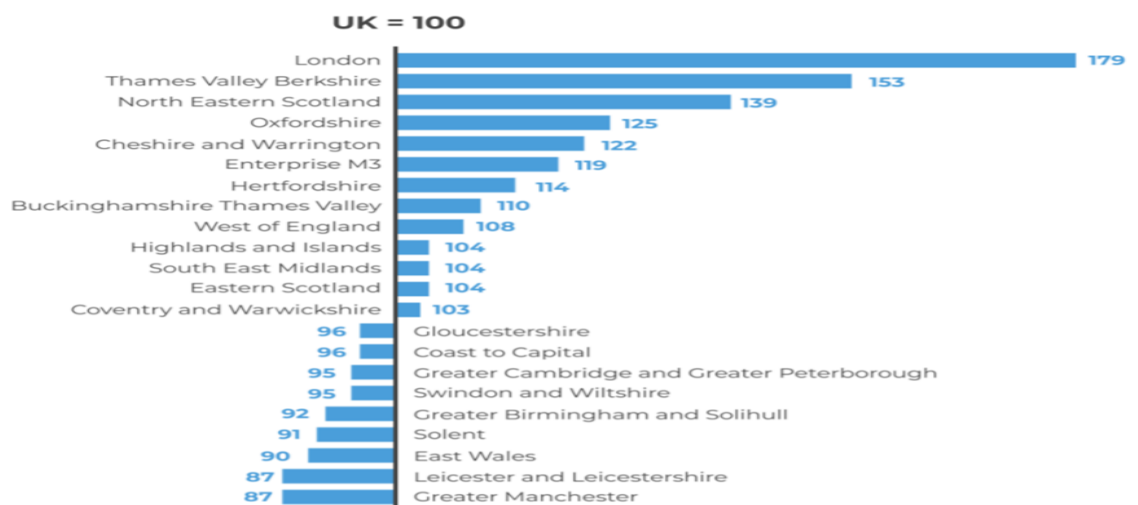
The SEMLEP area has a high employment rate; 62% for all over 16 years old and is the top performing LEP for recent employment growth (just under 6% versus the national average of just under 2%)

b. Productivity.

SEMLEP's overall productivity is not as high as elsewhere in the OxCam Arc, or the greater South East. High productivity sectors include Construction, Manufacturing, Real Estate, ICT & Finance whilst lower productivity is evident in Logistics sub-sectors and Food & Drink service activities.

Only four local authorities in the SEMLEP area have higher work place wages than the England average (not including Northampton), with earnings in the SEMLEP area being below the average for England but recent real wage growth in much of the SEMLEP area has outstripped that of England (by 3.5% in Northampton).

Table 4 below sets out Gross Value Added figures per head by Sub Region (2017 figures; ONS). On current performance SEMLEP is placed 11th of the 38 LEPs in the UK;

UK = 100

Region	Value
London	179
Thames Valley Berkshire	153
North Eastern Scotland	139
Oxfordshire	125
Cheshire and Warrington	122
Enterprise M3	119
Hertfordshire	114
Buckinghamshire Thames Valley	110
West of England	108
Highlands and Islands	104
South East Midlands	104
Eastern Scotland	104
Coventry and Warwickshire	103
Gloucestershire	96
Coast to Capital	96
Greater Cambridge and Greater Peterborough	95
Swindon and Wiltshire	95
Greater Birmingham and Solihull	92
Solent	91
East Wales	90
Leicester and Leicestershire	87
Greater Manchester	87

Source ONS

c. Skills

Qualifications in SEMLEP are above the national average and in line with Cambridgeshire, but below those of Oxfordshire and Buckinghamshire although this masks considerable variation within the SEMLEP area (Northampton appearing above average within SEMLEP). Baseline forecasts suggest that higher qualifications will become more dominant in the workforce, with all workers having a qualification by 2038.

d. Key sectors

SEMELP has key sectors that include Manufacturing and Advanced/High Technology, Creative and Cultural and above average representation of Agritech, Medical related goods and services and Computer Sciences.

The South East Midlands is a key player in the development of Connected and Autonomous Vehicles, and Next Generation Transport more broadly and is unique in the testing facilities that it provides (including MAHLE Real Emissions Testing Centre). The area also has a number of Food & Drink Innovation Assets including Moulton College: Food & Drink Innovation Centre.

Due to SEMLEP's geographic position and road/rail networks, it has an extensive Logistics sector, which is not as innovative as other parts of the SEMLEP economy, and at the national level, is facing a major challenge from a lack of digital culture & training.

e. Housing

Delivery in SEMLEP, 2016/17-2025/26 are on target, unlike most to the authorities in the OxCam Arc, to achieve over 130,000 new homes by 2025/26. Delivery varies across the SEMLEP Local Authorities. The South East Midlands accounted for around 6% of total England housing starts and completions in 2018, relative to 3.4% of its population.

f. Economic Constraints

Skills and Employment premises both act as significant constraints on local business growth, with 33% citing skills shortages as a barrier to optimum growth in 2017. Within the existing workforce, businesses are most likely to report a lack of job-specific and technical and practical skills and businesses report only a small number of job applicants with the skills they require.

In additions the availability of suitable premises in the SEMLEP area is not rated well by smaller businesses. In particular.

- Other constraints reported by SEMLEP businesses include;
- Electric grid capacity
- Rural broadband
- BREXIT (skills availability and exporting)
- Roads and congestion (particularly East/West)
- Business support (for existing SME's and Start-up)

g. Future Trends

SEMLEP consider the major trends that will impact upon the area include;

- Continued demographic growth (above UK average)
- An aging population
- An economy also expected to grow faster than other areas, even without additional intervention
- Automation and technological advances having a positive overall economic impact, but leading to changes in required workforce skills
- Economic potential in a number of areas, including the Connected and Autonomous Vehicles industry, Food and Drink (including processing) and Manufacturing & Advanced Technology.

5. Northampton's Economic Context

a. Industrial structure

Northampton is home to 10,715 enterprises (Table 1: Inter Departmental Register UK Business Counts (2018). Of these over 90% of companies employ less than 9 people. By comparison Northampton is home to 55 large companies employing over 250 people, this compares well to the rest of the East Midlands and points to the town being one of the strategic locations within the region alongside Milton Keynes, Leicester and Nottingham.

UK Business Counts (2018)				
	Northampton (Numbers)	Northampton (%)	East Midlands (Numbers)	East Midlands (%)
Enterprises				
Micro (0 To 9)	9,705	90.6	158,840	88.9
Small (10 To 49)	780	7.3	16,300	9.1
Medium (50 To 249)	175	1.6	2,930	1.6
Large (250+)	55	0.5	680	0.4
Total	10,715	-	178,745	-

Table 1: Inter Departmental UK Business Counts 2018

An advantage of this structure is that because employment is distributed among a large number of smaller companies rather than being concentrated in a small number of large corporations, the economy is less at risk of economic shocks more likely to be experienced by having a high concentration of large internationally mobile companies. This means that SMEs are well placed to support future job creation.

The economy's structure is also similar to neighbouring towns and cities. There is currently an over reliance on a small number of sectors, which has largely been driven by the location of the town and its proximity to the M1. However with the increasing digitisation and use of technology, in many cases there is less requirement for businesses beyond the logistics sector to be located close to major infrastructure.

This presents a challenge for Northampton, as the town has grown from its connection to the M1. With new technology now driving much of the economy the Borough needs to serve new economic forces and ensure that it captures economic growth from digital business, the creative sector, the knowledge economy – including Health and Environment. There is also a

need to reinvent the image of the town, in order to move away from the current image as a logistics and manufacturing area. The current sector composition is set out in Table 2.
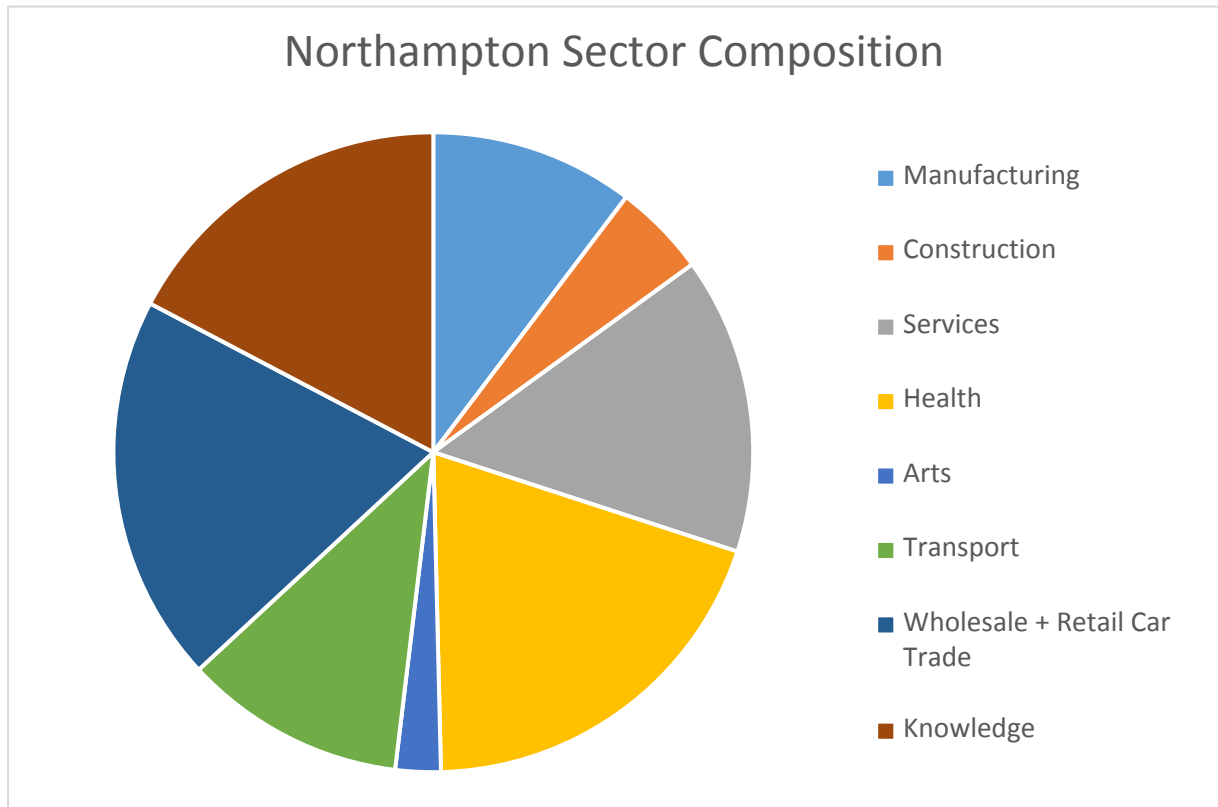
Northampton Sector Composition

Legend:
- Manufacturing
- Construction
- Services
- Health
- Arts
- Transport
- Wholesale + Retail Car Trade
- Knowledge

Table 2: Northampton sector composition

b.   Business and Innovation

Northampton was named the 'most enterprising town' for business start up's in 2016 by the Centre for Cities' within their Cities Outlook 2016 report. This analysis revealed that Northampton had the highest average increase in the number of businesses and the highest margin between start-ups and closures during 2013-14. Based on the 2017 Outlook report, Northampton remained in 2nd place with only London moving above the town. This positioning recognises that Northampton continues to offer an affordable location for business to become established and also demonstrates that the local community have an enterprising outlook.

Almost inevitably locations with high numbers of business start-ups also have a high number of business failures, this is true of Northampton, however the positioning in the Cities Outlook demonstrates that a business has currently more chance of surviving in Northampton rather than anywhere else except London.

Northampton currently has 13.6% of its businesses classified as operating within the 'Knowledge economy' (ONS business register 2018). The Knowledge economy is defined as an 'Economy based on creating, evaluating, and trading knowledge'. It is typically a technology driven sector and is considered to be the leading sector of a modern economy. Within the Cities Outlook 2017, Northampton was position as the 21st (17,100 jobs) most knowledge driven economy of the 62 cities analysed. Locally, Milton Keynes was placed 6th (32,300 jobs), Peterborough 16th (15,200 jobs) Coventry 20th (21,300 jobs) and Luton 37th (9,600 jobs).

The depth of the Knowledge economy is an important indicator of how the economy is changing to reflect new demands and the adoption of technology. A position of 21st reflects that Northampton is changing, but not necessarily as fast as the leading cities. This analysis is supported by the data concerning the number of Patent applications made by business. Northampton in this area has been positioned as 31st of 63. By comparison Coventry is in 2nd place, Milton Keynes 11th, Peterborough 13th, while Luton trails considerably in 60th.

This analysis again points to Northampton's economy being dominated by Small Medium sized enterprises, while the large companies in the area typically have a presence through production centres and distribution units rather than their headquarters or research and development centres. There is an opportunity for the Borough Council and its partners to identify interventions that could assist in developing the existing Knowledge economy further or attracting new investment into the Borough in this sector.

Data that reinforces this picture includes Northampton contributing a Gross Value Added (which is the measure of the value of goods and services produced in an area, industry or sector of an economy) of £6.2bn in 2015. This places Northampton as 35th/63, which again reflects the nature of the economy being driven by logistics and manufacturing.

ONS analysis reveals that Northampton is currently 8% less productive than the national average. Although it should be noted that if London were removed from the analysis, Northampton would be significantly closer to the national average. However, this demonstrates that Northampton does need to identify ways of diversifying the local economy further to address some of these inherent weaknesses. Northampton does have a number of opportunities, including the recent opening of the University of Northampton's Waterside Campus, the planned growth and provision of space within the Cultural Quarter and availability of land within the Waterside Enterprise Zone.

c.   Jobs, Wages and Unemployment

Northampton is currently home to 153,000 jobs (Nomis, Annual Population Survey 2018). The Borough has seen a slight reduction in the number of jobs during the year of around 500 positions, including some high profile departures, principally within the Town Centre. The Borough also supports a higher proportion of Public sector jobs compared to Private sector jobs, with the Cities Outlook reporting Northampton in 16th position. This reflects the role Northampton plays in the County in hosting the County Council and major Health facilities.

The average weekly wage in Northampton is currently £536.50 per week (ONS Labour Force report). This is reported by the Centre for Cities as an average performing area (32nd/63), this again points to the prevalent sectors within the Borough, which are typically employing lower skilled workers. Compared to the National average, the Borough is current lower than the national figure of £571.10 per week.

From the Borough's own conversations with local businesses it is evident that all sectors struggle to find staff, and invariably when they do, the company has to deliver its own training in order to develop required skills sets and expertise.

Table 3 below sets out the local comparison between wage levels. The picture across Northamptonshire is relatively similar, with only South Northamptonshire offering a higher wage than Northampton. This can be attributed to the specialism South Northamptonshire

has around its dominant sectors, which includes high performing manufacturing to support the Motorsport industry.

Northampton average salary comparison 2017

Gross average income in 2017 for **full-time** employees by local government district. An employee has to be in the same job for over **12 months**. The data collected is Tax Year Ending. The income includes **incentive payments**.

Table 3: Average Salary County comparison

Unemployment within the Borough continues to be at a lower level than nationally. In June 2018, unemployment in the Borough was recorded at 4.1% while nationally the level was 4.2%. The regional comparison is of more concern where, Northampton compares less well against 3.9% across the rest of the East Midlands. It should be noted that unemployment across the region has been reducing since mid-2017.

Table 4 below sets out Northampton's performance against its County neighbours. This reflects a closely balanced performance on unemployment over the past 20 years.

Northampton unemployment rate

Table 4 Unemployment, Labour Force Survey

Table 5 sets out the detail around Economic Inactivity in the Borough. This data reveals the number of students and those unable to work within Northampton. The table reports a total of 8,800 residents currently seeking employment, while a further 17,200 are reported as not seeking a job.

Economic inactivity (Jul 2017-Jun 2018)

	Northampton (Level)	Northampton (%)	East Midlands (%)	Great Britain (%)
All People				
Total	26,100	18.3	22.4	21.6
Student	8,200	31.5	26.6	26.8
Looking After Family/Home	8,800	33.8	23.7	24.0
Temporary Sick	!	!	2.1	2.0
Long-Term Sick	4,400	16.8	23.0	22.3
Discouraged	!	!	#	0.4
Retired	#	#	14.4	13.1
Other	#	#	9.9	11.3
Wants A Job	8,800	33.9	22.6	22.0
Does Not Want A Job	17,200	66.1	77.4	78.0

Source: ONS annual population survey
\# Sample size too small for reliable estimate (see definitions)
! Estimate is not available since sample size is disclosive (see definitions)
Notes: numbers are for those aged 16-64.
% is a proportion of those economically inactive, except total, which is a proportion of those aged 16-64

Table 5 Economic Inactivity

d. Skills levels within the Borough

The levels of skills and education within Northampton are broadly in line with the national data. When compared to regional levels, Northampton performs well and offers a higher standard of skills than its neighbours. This is an important factor in seeking to secure future inward investment. Skills have become an increasingly important consideration for businesses seeking to relocate. Conversely it is also an important factor for businesses that may seek to relocate out of an area, particularly if skills are scarce in other locations.

Despite Northampton not having a broad range of sectors present within the economy, there is need to high level skills across each of the local sectors. From manufacturing to professional services, employers are seeking higher level skills, which Table 6 demonstrates Northampton is able to offer employers.

Northampton has very high job density levels, which significantly exceed national averages, meaning that a very tight labour market operates. Therefore, it is important that all of the working aged population are skilled and equipped to take up employment opportunities. This applies particularly to young people, to avoid them entering into a cycle of long term or very low waged employment.

Qualifications (Jan 2017-Dec 2017)

	Northampton (Level)	Northampton (%)	East Midlands (%)	Great Britain (%)
NVQ4 And Above	55,100	38.9	32.1	38.6
NVQ3 And Above	82,500	58.3	52.0	57.2
NVQ2 And Above	106,300	75.2	70.9	74.7
NVQ1 And Above	121,900	86.2	83.6	85.4
Other Qualifications	9,100	6.4	8.2	6.9
No Qualifications	10,500	7.4	8.2	7.7

Source: ONS annual population survey
Notes: For an explanation of the qualification levels see the definitions section.
Numbers and % are for those of aged 16-64
% is a proportion of resident population of area aged 16-64

view time-series   compare other areas   query dataset...

Table 6 Qualification levels in Northampton

e. Town Centre

Town Centres have been of considerable focus for Local Authorities and their partners for a number of years. The impact of the 2010 economic downturn has served to sharpen this focus even more. Work in Northampton by the Borough Council and partners including the Business Improvement District is focusing on developing a new Town Centre Vision, building upon the work of the recently produced Northampton Retail and Leisure Study.

Town Centres across the country are seeing sizeable changes. The rate of change amongst retailers has been considerable, with a number of major retailers disappearing from Town Centres since 2010. The general view confirms that this trend is likely to continue into the future. Northampton has seen a number of major retailers close within the Town Centre. At present the Retail and Leisure Study reports a town centre vacancy rate of 14.9% within Northampton Town Centre. This figure represents a reduction from the 2010 figure of 17.3%, therein revealing the Town Centre continues to receive investment and a number of new retailers commencing activity across the town centre.

Northampton is current positioned as the 64 highest performing retail centre in the country (Genecom/Beis 2017) although this positioning has been weakening since 2013/4. Table 7 sets out how Northampton is performing within the region. It is noticeable that there is a natural hierarchy developing between 'retail destinations' that offer a broad 'experience' when allied to a strong cultural and leisure offer, whereas, secondary tier centres, such as Northampton provide a more functional experience as a regional centre. It is this level which is experiencing the most competition, not least as there are many more regional centres within a 50 mile radius of Northampton.

Centre	Classification	2013-2014 Rank	2014-2015 Rank	2015-2016 Rank	2015-2016 Score	Market Position Classification	Market Position Index (Average 100)
Birmingham Centre	Major City	3	4	3	686	Upper Middle	114
Leicester	Major City	14	17	17	401	Middle	106
Milton Keynes	Major Regional	35	29	34	308	Upper Middle	116
Peterborough	Major Regional	54	48	45	267	Middle	99
Northampton	**Regional**	**56**	**59**	**64**	**224**	**Middle**	**96**
Coventry	Regional	58	62	66	223	Middle	92
Leamington Spa	Regional	105	84	84	206	Upper Middle	116
Luton	Regional	80	80	91	199	Middle	92
Bedford	Regional	119	105	100	188	Middle	92
Loughborough	Regional	522	188	184	138	Lower Middle	138

Table 7 GENECON/BIS; In the 'Understanding High Street Performance' report

The pressure on Town Centres has emanated from a number of sources. Such combined pressure has created the change that is currently being witnessed. The pressures include;

- Progressive rise of online shopping

- Long term and cumulative impact of out-of-town and one stop shopping
- Rise of a convenience culture
- The impact of nationally imposed business rates
- The availability of too much retail space; but the wrong type for new retail entrants.

National commentary is indicating that Town Centres do need to evolve. There are calls for significant changes to Business Rates which supports retail more effectively. There is a need for Local authorities to consider the role residential units can play in supporting Town Centres, particularly in terms of using large redundant units. The role of leisure has also been identified as a potential area for Town Centres to develop in order to offer diversity to visitors.

The Borough and its partners will be developing a Town Centre Vision that develops a new approach to supporting the town centre and ensuring that the area is supported, rejuvenated and high performing into the future.

f.   Measuring Economic Performance

Using GVA per head as an indicator of total economic performance reveals that, whilst a LEP area, Northamptonshire as a whole was the slowest growing LEP area (2014-15) with no growth;

Local enterprise partnerships with the highest and lowest gross value added growth rates, 2014 to 2015, England

Local Enterprise Partnership	%
Oxfordshire	5.3
Swindon and Wiltshire	5.2
Greater Birmingham and Solihull	4.7
Thames Valley Berkshire	4.2
Cornwall and Isles of Scilly	4.1
The Marches	1.1
Greater Lincolnshire	1.0
Coventry and Warwickshire	0.4
Stoke-on-Trent and Staffordshire	0.3
Northamptonshire	0.1

Source: Office for National Statistics

However, Northampton Borough has consistently performed better than other parts of the county, as can be seen by comparing county by county data for the SEMLEP area, from the 2017 ONS GVA figures;

Local Authority	GVA Per Head (2017)
Aylesbury Vale	£25,432
Bedford Borough	£23,895
Central Bedfordshire	£20,338
Corby	£22,221
Daventry	£26,460
East Northamptonshire	£16,621
Kettering	£22,602
Luton	£24,339
Milton Keynes	£46,780
Northampton	**£27,963**
South Northamptonshire	£20,808
Wellingborough	£20792
SEMLEP regional average	**£27,140**
London	**£46,482**
England average	**£27,108**

Northampton continues to outperform both the SEMLEP average and that of England.

g. Housing

The table below identifies the housing stock available in Northampton;

Local Authority (incl. owned by other LAs)	Housing association	Other public sector	Private sector	Total
Year; 2010				
12,215	3,690	25	75,290	91,220
Year; 2014				
11,980	4,220	30	77,030	93,260
Year; 2018				
11,540	4,890	0	80,200	96,630

Source: Housing growth by district, ONS

In addition, due to the housing crisis in the country, the Government is expecting that housing growth will be delivered within all communities. The table below gives the new completed house build numbers in 2018;

	Private Enterprise	Housing Associations	Local Authority	All
Aylesbury Vale	990	310	0	1,300
Bedford Borough	850	230	0	1,080
Central	1,290	230	0	1,520

Bedfordshire				
Corby	600	70	0	670
Daventry	510	230	0	740
East Northamptonshire	330	70	0	400
Kettering	350	80	0	430
Luton	180	70	0	250
Milton Keynes	1,430	310	20	1,760
Northampton	**300**	**70**	**0**	**370**
South Northamptonshire	670	190	0	860
Wellingborough	240	70	0	310
SEMLEP	**7,740**	**1,930**	**20**	**9,690**
England	**84,550**	**22,060**	**1,360**	**107,980**

Source: Housing growth by district, ONS

Northampton has built between 290 and 6390 new homes per year since 2010, at an average of 426.

Northampton's contribution to SEMLEP's total new build in 2018 was just under 4%, with SEMLEP contributing 6% of the house builds for England.

6. Sources

The Data Pack has drawn together information from the following sources:

- Local Industrial Strategy White Paper
- Demos-PwC Good Growth for Cities Index (LEP Datasets)
- European Innovation Scorecard 2017
- Office of National Statistics
- Unesco
- Innovate UK Beta
- Research Excellence Framework
- Innovate UK Data Hub
- Centre for Cities – Cities Factbook 2017
- ThinkBroadband.com
- NHS Atlas of Variation 2016
- District Commuting intensity; Census Data Service
- Oxford Econometrics forecasts; May 2019