

Employment Land Monitoring Report

January - June 2013

For Information

Introduction

The primary purpose of the half yearly Employment Monitoring Report is to monitor the supply of employment land on the island through the planning system and available to the market. Currently, there are three types of employment land monitored using the following uses classes for each type as defined by the Land Planning & Development (Use Classes) Ordinance, 2007:

- Offices: use classes 21, 22 and 23;
- Storage and Distribution: use classes 30 to 36; and
- Industrial: use classes 37 to 43

Whilst it is recognised that other sectors, particularly Retail and the Visitor Economy, make a significant contribution to employment on the Island, they are not currently monitored by this Department. However, this monitoring regime will be fully reviewed alongside the Island Development Plan to ensure that the policies of the Island Development Plan are delivering the objectives of the Strategic Land Use Plan.

Two indicators are used:

- Amount of employment floor space given planning consent over monitoring period
- Amount of employment floor space being marketed through local property agents over monitoring period

Planning Approvals this period

Between 1st January and 30th June 2013 planning permission has been given for the following net change in employment floor space:

Use Class ¹	Net change (m ²)	Net change (sqft)
Offices offering services to visiting public (21)	164	1765
Other offices (22)	-345	3714
Offices for temp relocation in emergency (23)	0	0
General storage (30)	-482	5188
Refrigerated storage (31)	56	602
Storage of solid fuels, building materials (32)	1,295	13,939
Storage for parking of motor vehicles (33)	0	0
Transfer of goods or distribution of goods in connection with commercial storage (34)	0	0
Data & Archive Storage (35)	426	4,585
Storage of hazardous, odorous, putrescible or offensive material (36)	0	0
Light Industry (37)	0	0
General Industry (38)	158	1700

Figure 1: Net change in employment floor space by Use Class granted planning consent between Jan-Jun 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. 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

¹ As defined by The Land Planning & Development (Use Classes) Ordinance, 2007.



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- Two applications were for the Bulwer Avenue Key Industrial Area in St. Sampson's Parish involving change of use from general storage to equipment hire and the construction of premises for the storage of solid fuels/building materials at Norman Piette, (St. Sampson)

Central Areas

- Redevelopment of The Elms, Doyle Street (St. Peter Port) resulting in a small increase in overall office floorspace.
- Change of use of 1 & 2 Manor Place (St. Peter Port) from Use Class 22 to 21
- Change of use of Trinity Square Centre, (St Peter Port) from offices to residential

Elsewhere

- Temporary planning consent for Fontaine Vinery (St. Sampson) to be used for open storage was granted for a further 3 years.
- Premises on Longcamps (St. Sampson) secured change of use from General Storage to Archive Storage.

Snapshot of available employment premises June 2013

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

Offices

Overview

91 office premises were available to let in June 2013, a total area of just under 340,000sqft. The vast majority of those are small premises, with 58% being under c. 2,500sq.ft. with a further 19% being under c.5000sq.ft. The amount of office space being marketed is up 36% from July 2012, when there was 240,000sqft available. There are currently 11 office premises being marketed for sale, all but one of these are converted historic buildings and all have been on the market for 6 months or more.

Length of time on the market

58 premises have been on the market for 6 months or more
33 premises have been marketed for less than 6 months

Take up

22 premises comprising a total of over 70,500sqft have been taken up (or ceased being marketed) since December 2012.

Industry and Storage

Overview

56 industrial, storage and data centre premises are available to let in June 2013, a total area of over 400,000sqft, an increase of over 50,000sqft since December 2012. 59% of this space is available for storage and distribution², a clear signal that the LVCR ruling in April 2012 had an immediate and lasting impact on the commercial property market.

There are two large data centres on the market, the Newlands Building (Vale) and the Former Post Office (St. Peter Port), which is also being marketed for a variety of other commercial activities.

Location

Key Industrial Areas

There are 3 premises being marketed on the Pitronnerie Road estate (St. Peter Port) of 3600sqft, 7300sqft and 13,300sqft.

There are 3 premises being marketed at Braye Road Industrial Estate in Vale parish. These units are c.14,700sq.ft., 6100sq.ft. and 6100sq.ft..

² Use Classes 30, 31, 32, 34



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There are 3 premises being marketed at La Hure Mare (Vale) of 3100sq.ft., 5,100sq.ft. and 10,900sq.ft. respectively.

There is also a cluster of large storage buildings being marketed in the Longue Hougue Lane, Bulwer Avenue area (St. Sampson), possibly arising from the closure of Condor Logistics.

Urban sites

There are 5 premises being marketed for storage and distribution within the Dyson's Complex in St. Sampson's parish. These units are c.800sq.ft, 850sq.ft, 870sq.ft, 1,000sq.ft. and 2,100 sq.ft respectively.

Rural sites

There are 2 premises being marketed for general industrial use on Barras Lane (Vale) of 4,000sq.ft., and 5,300sq.ft respectively. There is another premises within this area being marketed for light industrial purposes of 2,200 sq.ft.,

There are 3 industrial units being marketed at Perelle Industrial Centre in St. Saviour parish. These units are c. 1,300sq.ft.; 1,400 sq.ft and 1,600sq.ft respectively.

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

6 premises have been on the market for over 18 months

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

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

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

Take up

A total of 77,000sqft has been taken up (or ceased being marketed) since December 2012. 7,200sqft of industrial space has been recently sold at Upham's Yard in St Peter Port after being on the market for over a year.