



LISBURN
CITY COUNCIL

THE CITY OF **LISBURN** NORTHERN IRELAND **2009/2010**



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Economic Development Unit

Lisburn City Council, Island Civic Centre, The Island
LISBURN BT27 4RL

Tel 02892 509484 • Fax 02892 509227

e: econdev@lisburn.gov.uk

Welcome to the City of Lisburn Facts & Figures 2009-2010, your quick reference guide to living, working and doing business in one of Northern Ireland's newest and most exciting Cities.

The City of Lisburn has a strong history of industrial and commercial success, and is one of the fastest-growing, most competitive cities in Northern Ireland.

The City is targeted as a growth hub in Northern Ireland national development strategies

Positive City Performance Indicators

- Growing Population
- Area of high net migration
- Job creation inline with Northern Ireland average
- Large private sector
- Graduate levels amongst the highest in Northern Ireland
- Wages relatively high
- Excellent connectivity and transportation links
- Strong skills base
- High levels of private sector investment

Lisburn Population	113,520
Population Density	254.1 person's per Km2
Urban and Large Medium town population	71,465 (66%)

Source: NISRA 2008

Age Breakdown

Age Group	Lisburn %	Northern Ireland %	UK %
0 -16	22.8	21.6	18
16 -29	19.2	20	13
30 – 44	21.5	21.2	13
45 - 59/64	21	20.7	15
60/65 – 74	9.7	10.1	24
75+	5.7	6.3	16

Source: NISRA 2008

- There is a young, multi skilled, English speaking workforce with 70% of the population economically active.
- The population is expected to rise by 10,500 over the next five years.
- High net domestic migration suggesting ‘desirability’ of Lisburn. Lisburn seen as a permanent home destination.
- 40% of Lisburn’s population are under 40 years of age, with 2/3 of the population living in an urban location. The average life expectancy is 76, with 72% of the resident population in good health.

Source: Oxford Economics 2007

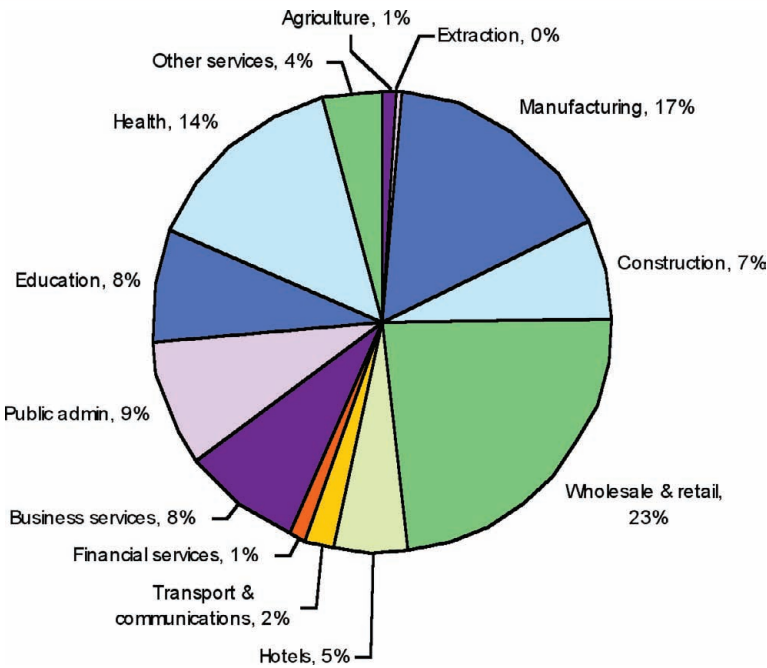
The Total employment in Lisburn has grown at a steady rate in line with NI growth.

Employment Structure

Total in Employment (2015)	54,700
Proportion employed in Public Sector (2005)	25.2%
Proportion employed in Private Sector (2005)	74.8%
Proportion in Full-Time Employment (2005-2015)	50.7%
Proportion in Part-Time Employment (2005-2015)	49.3%

Job creation above NI average with Lisburn’s employment rate high.

Source: NISRA 2008



Over 3,000 VAT registered businesses

Real GVA growth per annum	2005-2015 % Annual Change
Lisburn	3.7%
NI	3.0%
UK	2.9%

Source: DETINI: 2005

Lisburn Manufacturing employment by sub-sector

	2005
Food & beverages and tobacco products	19%
Textiles	2%
Wood and wood products	3%
Publishing and printing	4%
Chemicals and chemical products	2%
Rubber and plastic products	15%
Other non-metallic mineral products	5%
Fabricated metal products	13%
Machinery and equipment not elsew here classified	6%
Manufacture of medical, precision and optical instruments	1%
Furniture and manufacturing not elsew here classified	4%
Other sub-sectors not disclosed	26%

Source: DETINI 2005

Wages in Lisburn are relatively high

Workplace Wages (£ weekly)

	2000	2005	2010
Lisburn	287	355	433
Belfast	362	421	512
Londonderry	302	398	485

Source: ASHE & RF 2007

UNEMPLOYMENT

Unemployment Rate	%
2005	3.2%
2008	3.0%

Source: NOMIS & RF Unemployment rate is claimants count as % labour force

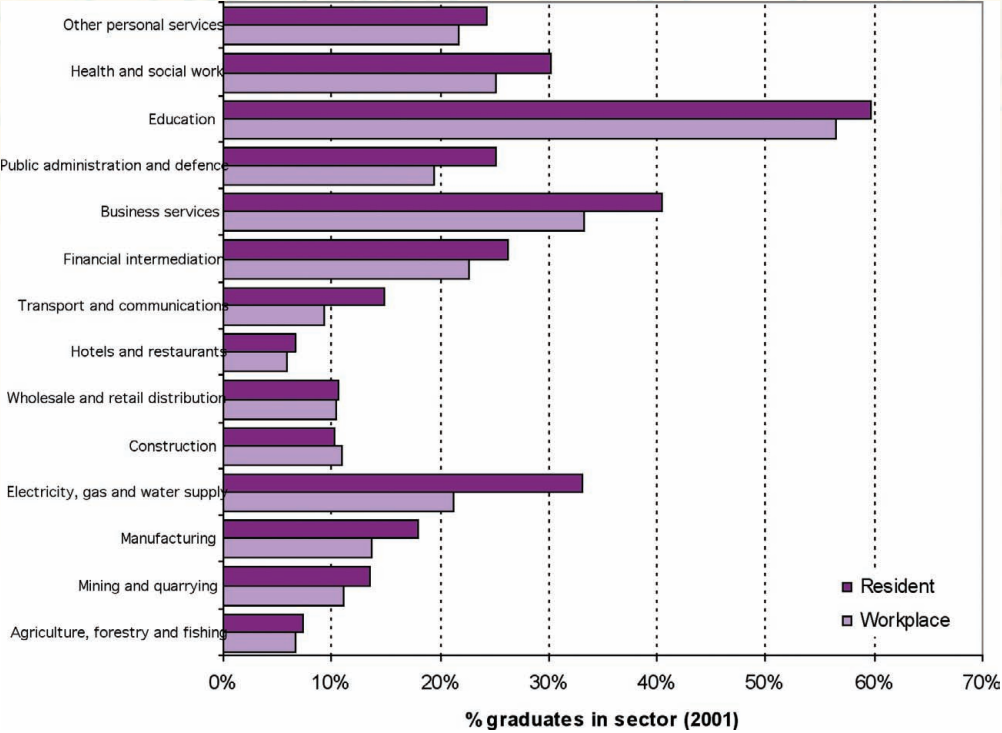
4.8 Percentage of Males

1.3 Percentage of Females

3.1 Percentage of Working Population

3.6Percentage Unemployed (N Ireland)

(Source: DETINI February 2009)



Source: DETINI 2005

Resident population of roughly 8,300

Home to one-fifth of total full-time jobs (5,000 and has the most part-time jobs in the Council (5,200). Major sectors are health, retail and business services.

City centre vacancy rates

There is availability of prime units in Lisburn city centre

Commercial Rental Levels

Bow Street, Lisburn city centre - £80/sq ft Zone A

Bow Street Mall - £90/sq ft Zone A

There is availability of prime units in Lisburn city centre

(Source: Lisburn City Centre Management February 2009)

Retailing

Lisburn is considered as a regional retail hub.

Retail offering - Lisburn's city centre retail offering includes all of the major high street brand names, as well as many local independent retailers and specialist retailers.

Sprucefield located 5 minutes outside the city centre is Northern Ireland only designated out of town regional shopping centre. There has been much development in recent years, with the construction of 21,500 m² of additional retail space in 2003 and plans for further development, including a major department store and additional retail units.

The City of Lisburn is one of the most popular investment locations in N. Ireland with impressive new retail, business and capital developments and a range of opportunity sites identified throughout the city, reflecting investor confidence and confirming the City's strategic position as the centre for regional growth in Northern Ireland.

Significant investments include:

- A major expansion to the regional shopping centre at Sprucefield, located only two miles outside of the city centre, and incorporating impressive new motorway linkages.
- The 360 acre development site at the former Maze prison site will realise many exciting regeneration and development opportunities.
- A new £10m 60 bedroom, 200 seater restaurant, Premier Inn Hotel, from the UK's largest hotel group, Whitbread Plc, is currently being developed.
- Planning applications have also been submitted for a further 6 hotels in the City.
- The City has benefited from a new £5m state-of-the-art library, incorporating 20,000 sq ft of office and prime retail space.
- £29 million new South Eastern Regional College campus located in the City centre.
- The River Lagan, a unique asset extending right through the city, offers a diverse portfolio of investment opportunities as part of an exciting river regeneration scheme.
- The Laganbank Quarter Area of Lisburn City Centre is located on the edge of the city's commercial core and offers a unique opportunity for investment.

Good Quality of Life – Attractive housing mix

- The average house price £205,000 in December 2008
- The average house price growth 2005-2015 9.1%
- The average Domestic Rates Bill in 2008-2009 is £741

Source: Oxford Economics 2007

Average Lisburn House Prices

	Lisburn
2 + Bedroom House	£146k
3 + Bedroom Terrace	£180k
4 + Bedroom Detached Property	£370k
3 + Bedroom Semi-Detached Property	£247k

Source: Property News December 2008

Household Characteristics

	City centre	Rest urban Lisburn	Rural Lisburn
Occupancy rate - average number of persons per house (2001)	2.3	2.9	2.9
Single person households % total (2001)	37%	25%	22%
Lone parent households % total (2001)	9%	9%	8%
Accommodation type - flat/ apartment % total (2001)	14%	11%	4%
Tenure - owner-occupied % total (2001)	58%	68%	75%
Tenure - private rented % total (2001)	5%	2%	3%
Change in occupied housing stock (1995-2005)	154	1,872	3,158
Annual average % change in occupied housing stock (1995-2005)	0.4%	1.1%	1.8%
Estimated change in occupancy rate (1995-2005)	-0.22	-0.27	-0.26

Source: Census Office for NI, RCA and RF/Oxford Economics 2007

Lisburn has excellent record of educational achievement,

- 5 x Nursery Schools (age under 4 years)
- 38 x Primary Schools (age 4 to 11)
- 10 x Secondary / Grammar Schools (age 11 to 16/18)
- 3 x Special Schools (for children with special educational needs)
- 1 New £29m College of further education, located in Lisburn City Centre

Source: DEL 2008

Education % 5 or more A* - C at GCSE (2008/2009)

	Secondary	Grammar	All Schools
Lisburn	33%	98%	54%
Belfast	33%	95%	64%
Banbridge	52%	99%	65%
Craigavon	38%	97%	60%

Source: DEL 2008

- 64.92% of young people in Lisburn progress to Higher or University Education
- 41.78% school leavers achieved 2 or more 'A' Levels compared to 39% in the rest of Northern Ireland.
- 54% of young people achieved 5 or more GCSEs compared to 61% in the rest of Northern Ireland. (Source: Regional Forecasts 2007)

Source DEL 2008

Local hospitals, healthcare and day care centres all provide excellent standards of service on a public or private patient basis.

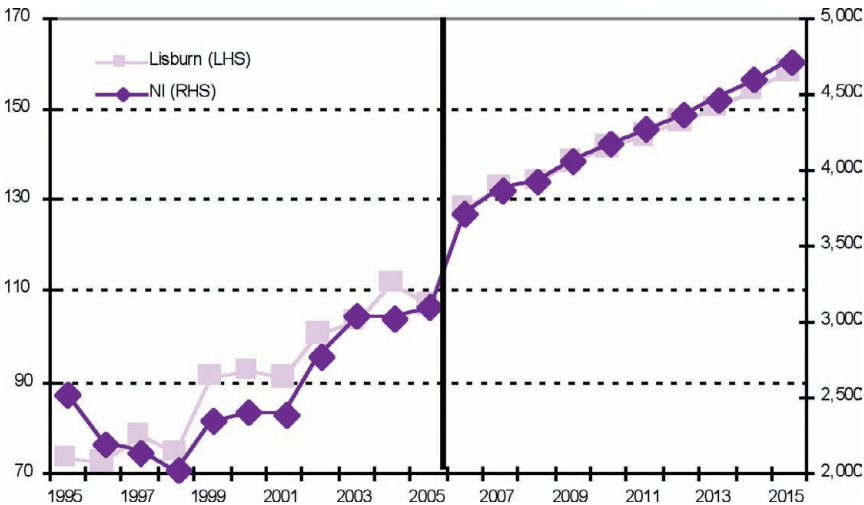
Lisburn boasts significant tourism assets and continues to promote new hotel developments and the attraction of tourists, investors and business visitors.

	Hotels	B & B'S	Conference Facilities
Lisburn	4	13	1

Source: Lisburn City Council Tourism Development 2008

Tourism performance – Lisburn’s tourism performance has improved and is a key sector for investment, with growth in tourist trips in line with overall NI performance and forecast to continue improving. Tourist trips in 2005 totalled 107,000 with total visitor spend in the region of £18m.

Tourist trips to Lisburn



Source: Oxford Economics 2007

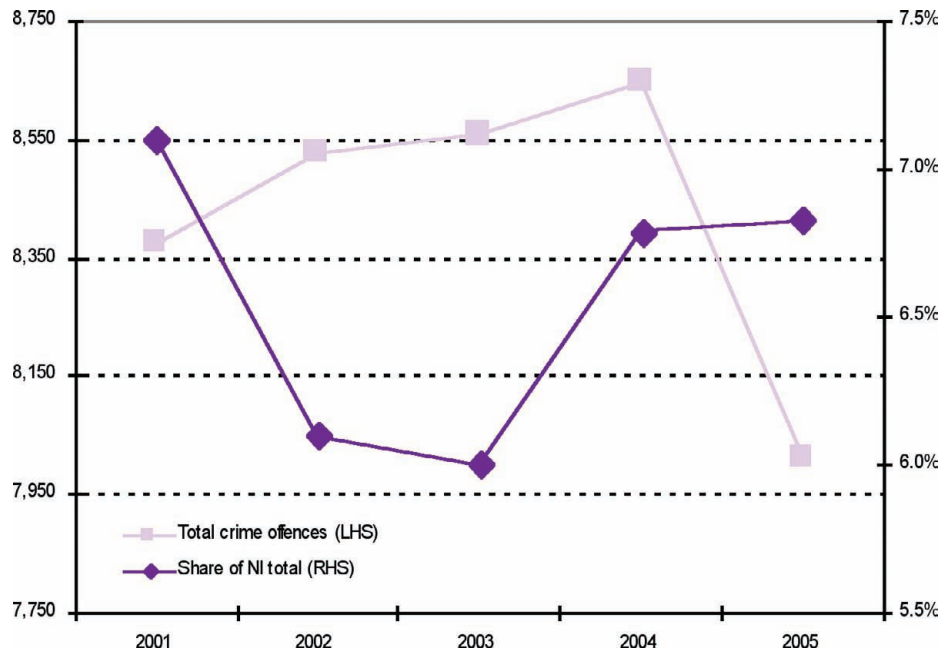
TRANSPORT INFRASTRUCTURE

The City of Lisburn enjoys one of the best business locations in Northern Ireland. Strategically situated on the Belfast to Dublin economic corridor, the city enjoys world-class road transportation ensuring that workers and products arrive on time, with air and seaports a mere 30 minutes away

CRIME

There is a strong crime prevention ethos throughout the City, including an award winning CCTV system in the City centre and in three of the outlying villages, and a Radiolink scheme which connects retail outlets directly with the police. This has resulted in crime levels well below other Council areas, with 8,013 offences recorded in 2005 in the Lisburn area. The three major types of crime in Lisburn are theft, offences against a person and criminal damage.

Change in recorded crime



Source: PSNI 2007