

# RIPON

## The Local Economy



Produced by Harrogate Borough Council EDU

November 2003

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# RIPON – THE LOCAL ECONOMY

## November 2003

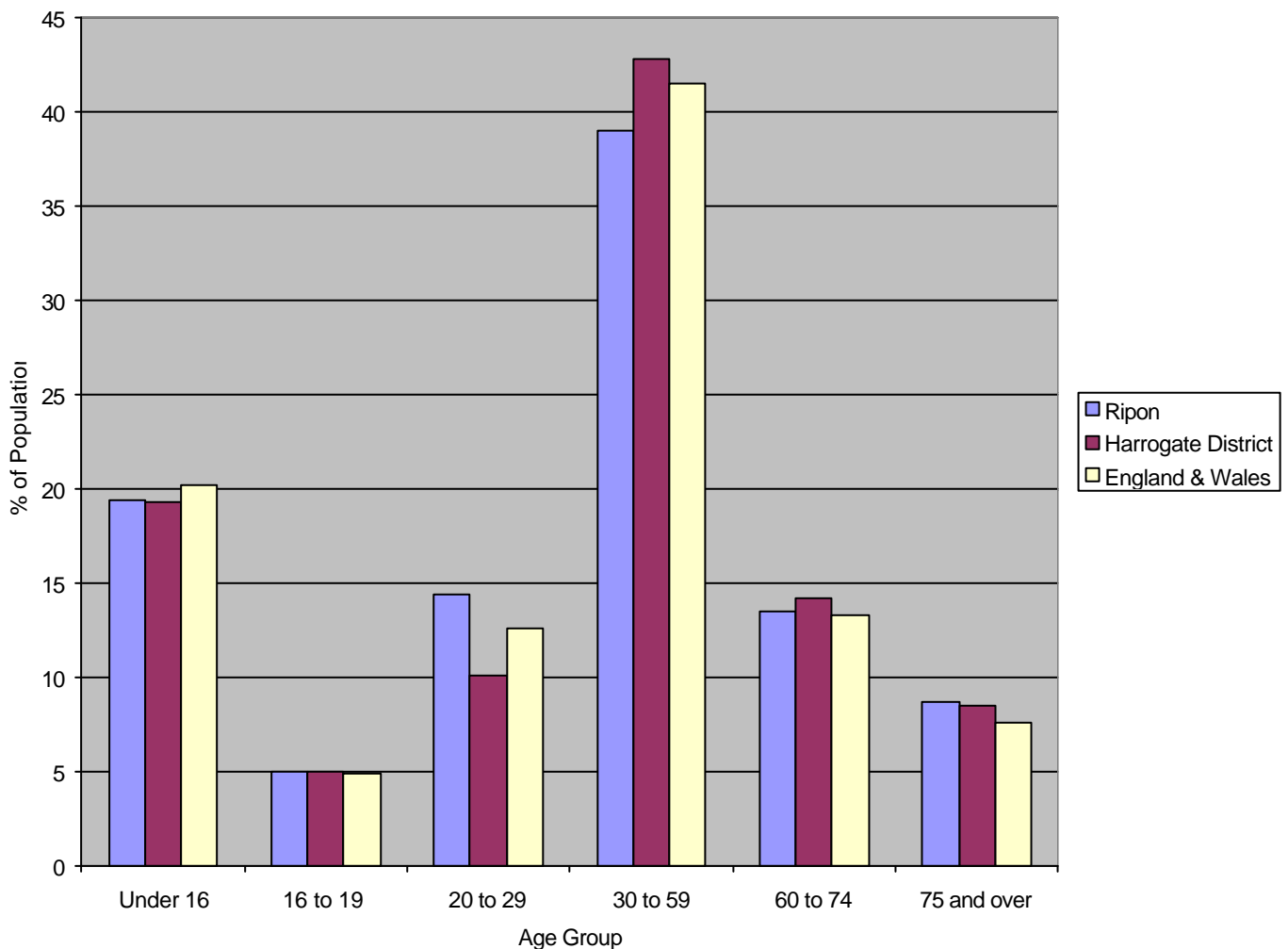
### Introduction

This profile of the Ripon economy has been prepared by Harrogate Borough Council's Economic Development Unit. In preparing this document we have drawn upon numerous sources of information and statistics. Please note that where possible all references to the Ripon economy relate to combined statistics from the 3 wards of Ripon City – Ripon Moorside, Ripon Minster and Ripon Spa. However please note that certain statistics are still calculated on the old ward boundaries of Ripon East and Ripon West. It is important to remember that this document is simply a personal interpretation of the statistics available at this time, and therefore should be treated as a subjective analysis of the data.

### Population

The total population of the Ripon area, according to the 2001 census is 15,922. Figure 1 below illustrates the breakdown of the Ripon population by age group, compared to the District and England & Wales averages.

**Figure 1: Ripon Population by Age Group**



Source: 2001 Census of Population

As the graph illustrates the proportion of the Ripon population in age group 20-29 (14.4%) is higher than both the District (10.1%) and national (12.6%) average, whilst the 30-59 age group is lower than both comparators.

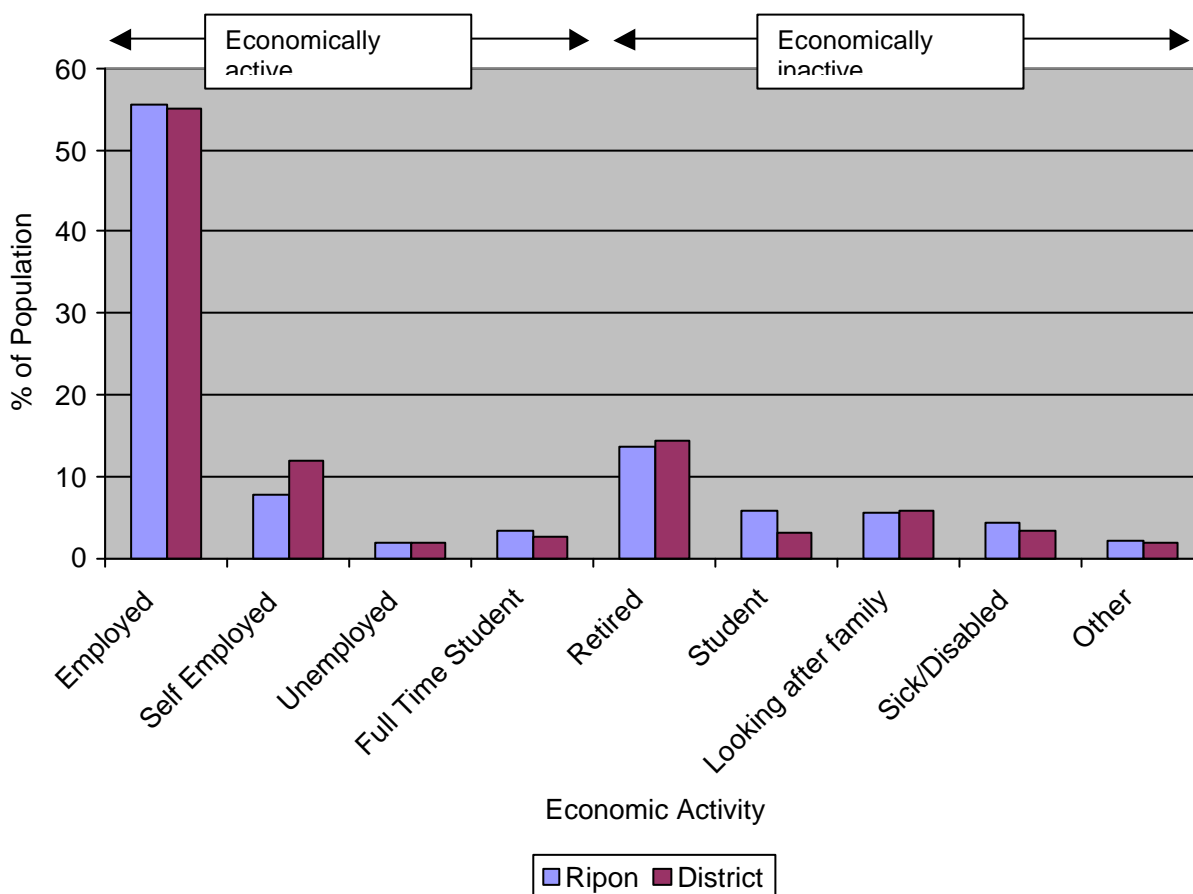
**Economic Activity**

The 2001 Census reported 7,857 economically active individuals of working age (in employment or seeking employment) in Ripon, representing an economic activity rate of 68.7%. This rate is slightly lower than the District average (71.4%) but higher than the national economic activity rate of 66.5%.

Of these economically active individuals, 55.6% were in employment in Ripon compared to 55.1% in the District and 40.5% nationally. The percentage of self-employed people in Ripon (7.8%) was lower than both the District average (11.9%) and the England & Wales rate (8.3%).

The breakdown of economic activity by type for Ripon, compared to the Harrogate District, is illustrated in Figure 2 below:

**Figure 2: Economic Activity in Ripon compared to the Harrogate District (2001)**



Source: 2001 Census

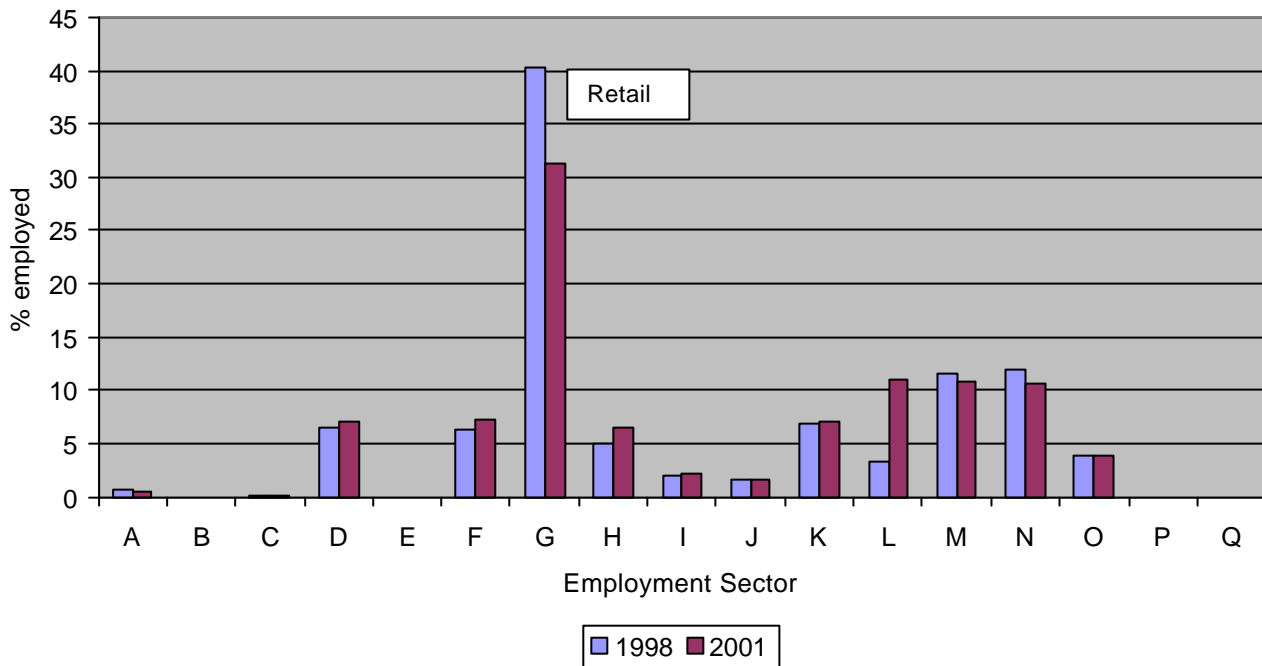
**Employment**

Employment figures are derived from the Annual Business Inquiry (formerly known as the Annual Employment Survey), which records the number of employees in employment. The figures exclude the self-employed, forces personnel and government supported trainees.

Figure 3 below shows the latest Annual Business Inquiry data (2001), to provide estimates for the percentage of people employed in different sectors of the Ripon economy.

The diagram illustrates the overwhelming importance of retail to the Ripon economy, although it should be noted that the percentage employed in this sector has reduced from 40.4% in 1998 to 31.4% in 2001. The only other sectors accounting for more than 10% of the employment in the City are L: public administration (11.0%), M: education (10.9%) and N: health/social work (10.7%).

**Figure 3: Employment by Sector in the Ripon economy (1998-2001)**



Source: Annual Business Inquiry (2001), NOMIS

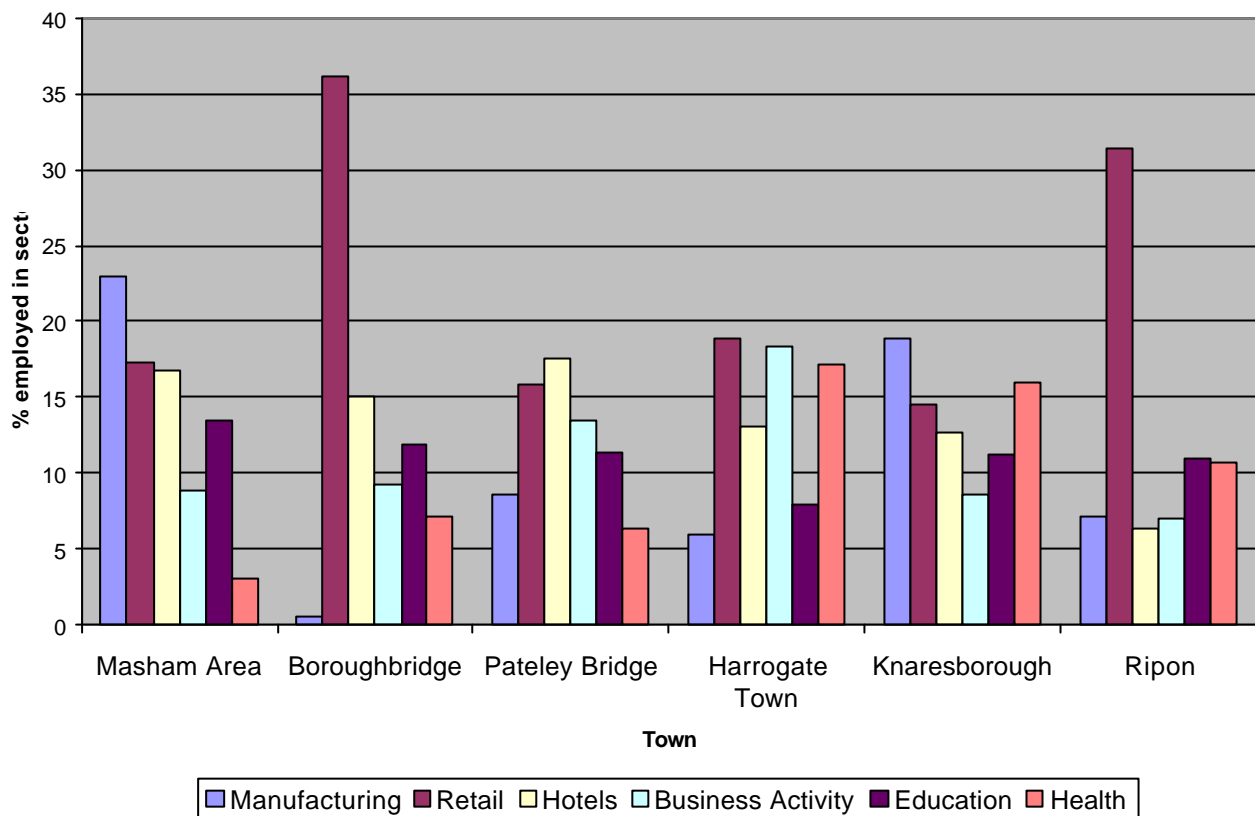
**Sector Key (for fig's 3 & 4)**

- |   |                                   |   |  |
|---|-----------------------------------|---|--|
| A | Agriculture, hunting & forestry   | J | Financial Intermediation                       |
| B | Fishing                           | K | Real Estate, renting, business activities      |
| C | Mining and quarrying              | L | Public administration/defence; social security |
| D | Manufacturing                     | M | Education                                      |
| E | Electricity, gas and water supply | N | Health and social work                         |
| F | Construction                      | O | Other community, social/personal service       |
| G | Wholesale, retail trade etc.      | P | Private households with employees              |
| H | Hotels and Restaurants            | Q | Extra territorial organisations                |
| I | Transport and communication       |   |  |

Figure 4 below illustrates how the sector split of employment in the Ripon economy compares against other towns within the District.

This data indicates that the dominance of sector G (retail) in Ripon is not a trend that is reflected elsewhere in the District, with the exception of Boroughbridge. However it is important to remember that sector G also covers the wholesale trade and will therefore incorporate employment for Wolseley Centers – one of the largest employers in the City.

**Figure 4: Employment by Sector in the Districts Market Towns (2001)**



Ripon is also unusual in the fact that it only has one sector (retail) that accounts for more than 15% of employment in the area, a trend that is not replicated elsewhere in the District. Indeed all other towns have at least two employment sectors accounting for more than 15% of employment, with two of the towns (Masham and Harrogate Town) having three.

**Unemployment**

Unemployment in the whole of the Harrogate District is low and relatively stable, and Ripon is no exception. Government statistics for September 2003 indicate a rate of 1.4% unemployment in the City - a rate that is higher than the average rate for the District (1.2%) during the same month, but not significantly. However when we look at the area covered by the ward breakdown of this unemployment, as illustrated in Table 1 below we can see that the area covered by the old ward boundary of Ripon East has higher unemployment than that of Ripon West, and that rates have risen within the ward over the past 12 months.

**Table 1: Unemployment September 2003**

	September 2003		September 2002	
	Number	Rate	Number	Rate
Ripon East	74	1.8	55	1.4
Ripon West	42	0.9	41	0.9
Harrogate District	965	1.2	963	1.2
North Yorkshire	4774	1.7	4987	1.8
Yorkshire Region	82011	2.7*	87405	3.6
Great Britain	886144	2.5*	899487	3.1

In the latest figures, women make up 22.4% of the jobless in the Ripon area. Long Term Unemployment (LTU) i.e. those out of work for more than 6 months, accounts for 28.4% of unemployment in the Ripon economy with males accounting for 94% of this total. The overall LTU for Ripon is slightly higher than the District LTU average (26.0%) indicating that claimants tend to stay on the register for prolonged periods rather than finding work quickly.

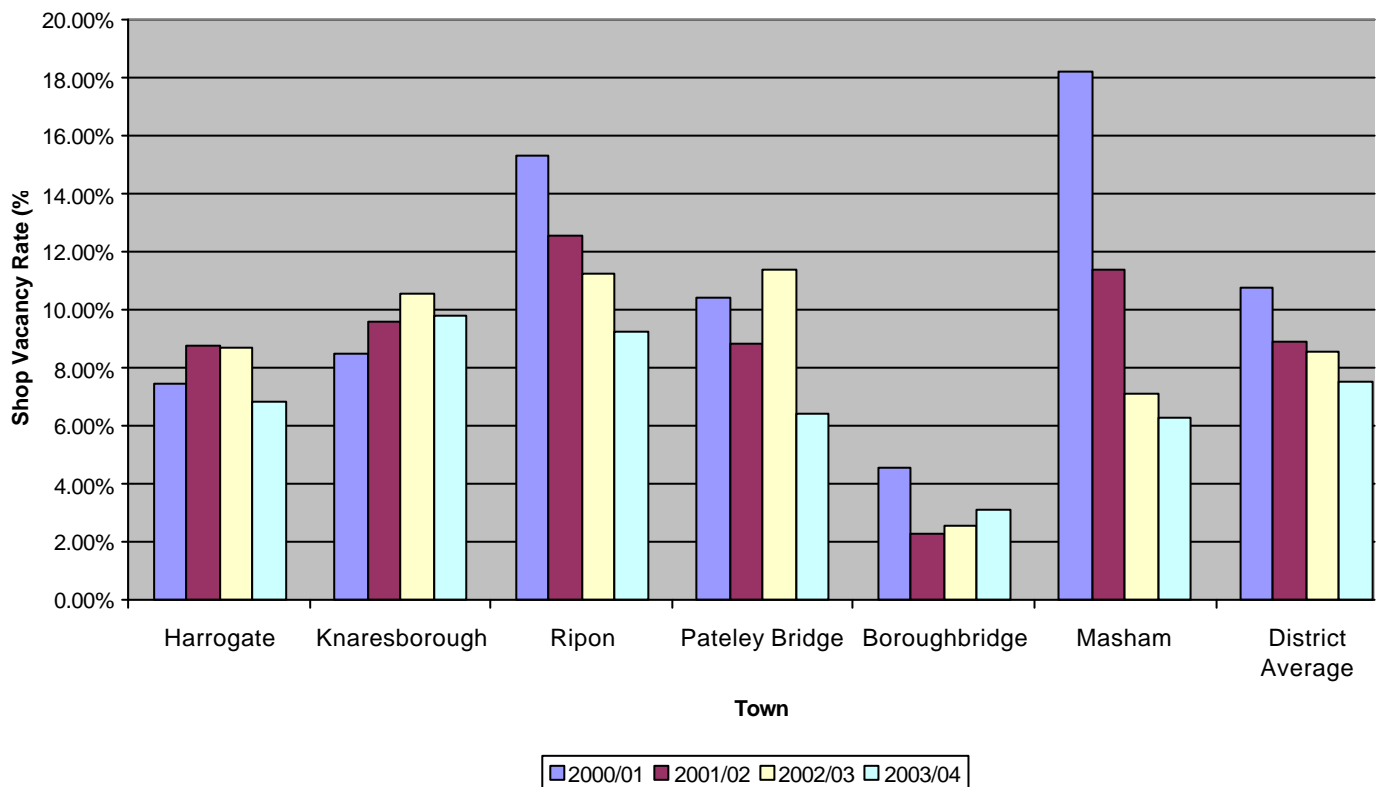
**Shop Vacancy Rates**

Shop vacancy rates are calculated from Harrogate Borough Council business rates information on a quarterly basis, by dividing the number of vacant shops in an area by the total number of shops available.

Figure 5 below illustrates that shop vacancy rates in Ripon have fallen steadily over the past three years, and currently stands at 6.4% in financial year 2003/04 (to date). This would suggest that the retail sector in Ripon has strengthened significantly over the last 3 years.

**Figure 5: % Shop Vacancy Rates in Main Settlements**

Source: Harrogate Borough Council Business Rates, Oct 2003



Indeed a closer look at the statistics shows that the actual number of vacant shop units has fallen from 37 to 22 in the City since April 2001.

**Housing**

House prices across the UK have seen significant growth over the past five years, as decreases in borrowing rates fuel a continuing housing boom throughout the country, with prices continuing to rise across all types of property. Ripon is no exception to this trend and indeed has experienced a higher percentage growth (114%) over the past 5 years than the

average price increases seen in the Harrogate District (95%), the County (98%) and the England & Wales (84%) as a whole during the same period. This is illustrated in Table 2 below:

**Table 2: House Price Increases 1998-2002**

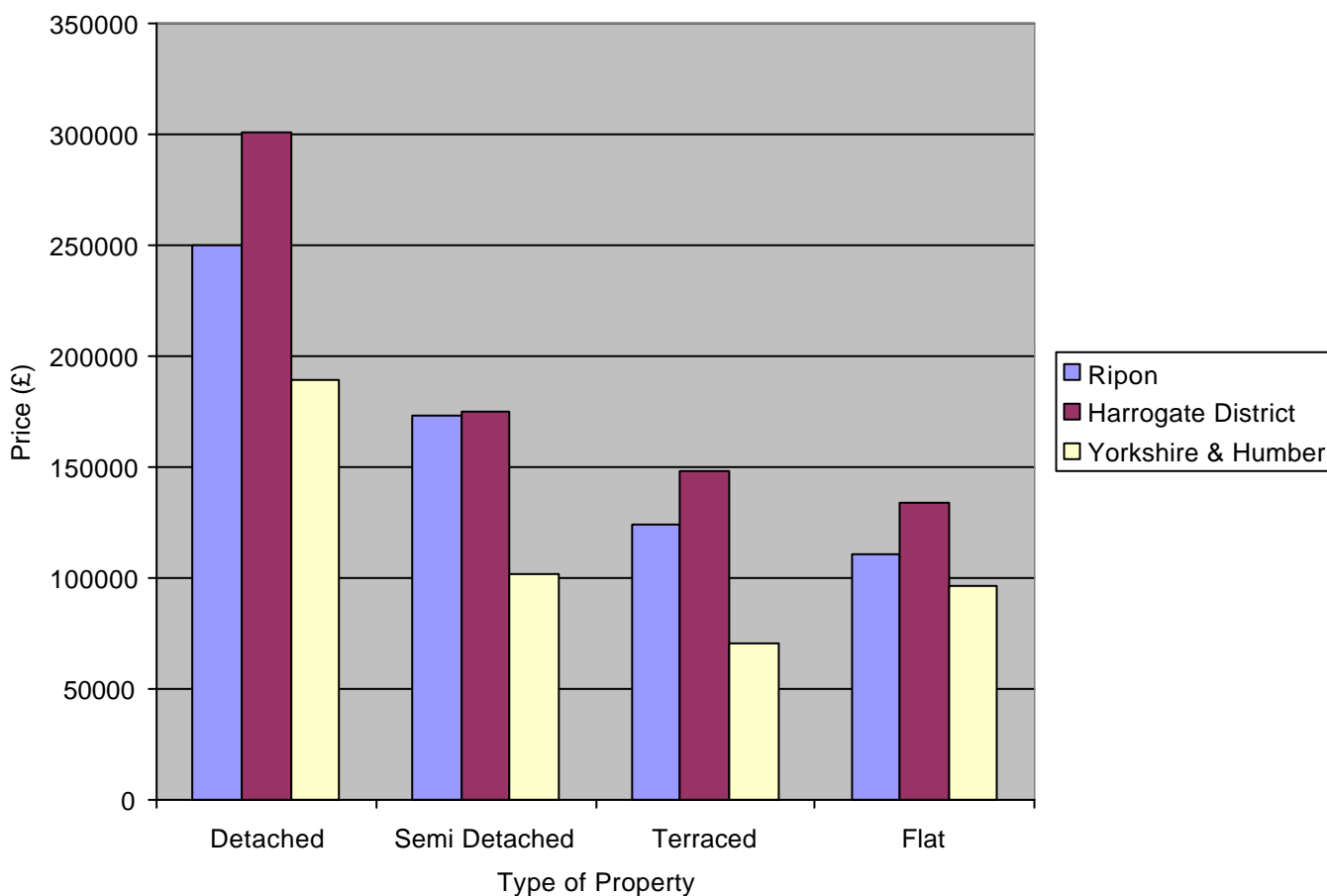
Area	Average House Price Sept 1998 (£)	Average House Price Sept 2003 (£)	Price Increase
Ripon	82,383	176,407	+114%
Harrogate District	102,648	200,041	+95%
North Yorkshire	80,659	159,503	+98%
England & Wales	87,636	161,659	+84%

Source: Proviser (2003)

Whilst the average house price in Ripon remains 12% lower than the District average, this gap has narrowed by 8% since 1998. Ripon prices now stand at 9% higher than the national average, compared to being 6% lower in September 1998.

Figure 6 below illustrates the average house price in Ripon by type of property in September 2003, and compares the prices against that of the Harrogate District and the Yorkshire & Humber Region.

**Figure 6: Average house price by type of property (September 2003)**



Source: Proviser (2003)

As the above graph illustrates, house prices in every property bracket are significantly higher in both Ripon and the Harrogate District than the average price for the Yorkshire & Humber Region. At a more local level, house prices are consistently lower in Ripon than the average for the District, in all property brackets.

### **Wealth, poverty and deprivation**

The Index of Multiple Deprivation (IMD 2000) is a ward level Index that identifies overall deprivation as well as pockets of deprivation at a local authority level. The index contains detailed information that is essential to local authorities and others about their areas and the county, regional or nationwide picture. The range of indicators at ward level allows a focus on deprivation at a very small geographical area, which was not possible before.

The IMD 2000 is calculated on the premise that multiple deprivation is made up of separate dimensions or 'domains' of deprivation. For the purpose of the IMD calculations, 6 domains were used namely Income, Employment, Health Deprivation Education & Training, Housing and Geographical Access to Services.

Within each domain were several indicators, which were used to calculate a Domain score for each individual ward. These scores were then, in turn, combined to calculate the overall ward level Index of Multiple Deprivation. Wards were ranked between 1 and 8414, with a rank of 1 being the most deprived.

In relation to the Ripon economy, the overall IMD ranking for the Ripon East and Ripon West wards is 4080 and 6755 respectively. It is useful to set these in context by looking at the range of figures across the Harrogate District which indicate that Pannal (Harrogate) scored the highest ranking (8393) followed by Knaresborough East (8142). In contrast the most deprived wards in the District are Harrogate East Central (rank = 2822 out of 8414) and Harrogate Granby (rank=3383), which rank lower than either Ripon ward.