

# Shropshire Economic Assessment 2008

Oswestry  
District

Economy,  
Labour Market,  
Learning  
and Skills



June 2008

## Oswestry

- Oswestry has a population density of 1.55 people per hectare.

**Table 1: Population and Areas of Oswestry in 2006**

|                      | Population |                              |     | Area       |              | Density                   |                            |
|----------------------|------------|------------------------------|-----|------------|--------------|---------------------------|----------------------------|
|                      | Number     | Annual Change<br>2004 - 2005 |     | Hectares*  | Sq.<br>miles | Persons<br>per<br>hectare | Persons<br>per sq.<br>mile |
| <b>Oswestry</b>      | 39,700     | 500                          | 1.3 | 25,608     | 99           | 1.55                      | 401.5                      |
| <b>North Area</b>    | 99,200     | 1200                         | 1.2 | 93,530     | 361          | 1.1                       | 274.8                      |
| <b>Shropshire</b>    | 289,300    | 1500                         | 0.5 | 319,736    | 1,235        | 0.90                      | 234.3                      |
| <b>West Midlands</b> | 5,366,700  | 16,000                       | 0.3 | 1,299,800  | 5,020        | 4.13                      | 1069.3                     |
| <b>England</b>       | 50,762,900 | 297,300                      | 0.6 | 13,042,300 | 50,357       | 3.89                      | 1,008.1                    |

Source: Population Estimates Mid-2006 National Statistics. © Crown Copyright 2007

\* A hectare is 10,000 square metres. There are 100 hectares to a square kilometre.

- Population in Oswestry since 1991 has increased at a faster rate than England and the West Midlands.

**Table 2: Population in Oswestry 1991 and 2006**

|                      | Mid Year Population |            |                         | 2006 Mid Year Population by Age |                          |                    |
|----------------------|---------------------|------------|-------------------------|---------------------------------|--------------------------|--------------------|
|                      | 1991                | 2006       | Change<br>1991-<br>2006 | 0-15                            | 16-<br>Retirement<br>Age | Retirement<br>Age+ |
| <b>Oswestry</b>      | 34,300              | 39700      | 15.7                    | 7,600                           | 23,600                   | 8,500              |
| <b>North Area</b>    | 87,800              | 99,200     | 13.1                    | 18,700                          | 58,900                   | 21,600             |
| <b>Shropshire</b>    | 268,700             | 289,300    | 7.7                     | 52,700                          | 170,500                  | 66,100             |
| <b>West Midlands</b> | 5,229,700           | 5,366,700  | 2.6                     | 1,057,500                       | 3,281,800                | 1,027,400          |
| <b>England</b>       | 47,875,000          | 50,762,900 | 6.0                     | 9,674,000                       | 32,626,700               | 9,462,300          |

Source: 2006 Mid Year Estimates, Office for National Statistics, © Crown Copyright 2007

## Travel to Work

In Oswestry 17.3% of those employed work from home, this is higher than the national and regional figures. The largest group of people travel less than 2km to work in Oswestry, compared to nationally and regionally where the highest percentage of people travel 2-5km to work. Table 3.

**Table 3. Distances travelled to work in Oswestry, 2001.**

|                      | % Work<br>from<br>home | % Travel<br>less than<br>2 KM | % Travel<br>2-5 KM | % Travel<br>5-10KM | % Travel<br>10- 20KM | % Travel<br>more than<br>20KM |
|----------------------|------------------------|-------------------------------|--------------------|--------------------|----------------------|-------------------------------|
| <b>Oswestry</b>      | 17.3%                  | 28.2%                         | 15.4%              | 16.2%              | 11.4%                | 11.6%                         |
| <b>Shropshire</b>    | 19.9%                  | 26.9%                         | 14.1%              | 11.8%              | 13.7%                | 13.6%                         |
| <b>West Midlands</b> | 12.8%                  | 20.2%                         | 22.6%              | 19.3%              | 14.2%                | 11.0%                         |
| <b>England</b>       | 13.6%                  | 20.0%                         | 20.2%              | 18.3%              | 15.3%                | 12.6%                         |

Source: Office for National Statistics (Nomis): 2001 Census, © Crown Copyright 2006.

Travel to work information is explored further in Shropshire's Travel to Work Report.

For further information on Shropshire  
<http://www.shropshire.gov.uk/index.nsf>  
 The labour market <http://www.nomisweb.co.uk>  
 The Economy, Population and Society for the UK <http://www.statistics.gov.uk>  
 Local level economic information on Shropshire <http://www.neighbourhood.statistics.gov.uk>  
 Tourism Research and Tourism <http://www.staruk.org.uk/>  
 Shropshire Tourism <http://www.shropshiretourism.info/shropshire-visitor-attractions/>  
 Shropshire Tourism Research Unit <http://www.shropshire.gov.uk/tourism.nsf>

## VAT Stocks 2006

At the end of the year 2006 there were 1,555 businesses registered for VAT in Oswestry; this figure represents 12% of the total in Shropshire. Nationally 1.8 million of the estimated 4.3 million enterprises in the UK were VAT-registered in 2005.

The industrial structure of VAT registered businesses is illustrated in Table 4.

- The highest concentration in Oswestry is found in Agriculture and fishing 20.2%, much higher than in the West Midlands and England.
- The next highest is in Wholesale and retail, followed by Real estate.

**Table 4: VAT Stocks at the End of 2006 by Industry**

|                               | Oswestry     |              | Shropshire    |              | England          |              | North Area   |              |
|-------------------------------|--------------|--------------|---------------|--------------|------------------|--------------|--------------|--------------|
|                               | No.          | %            | No.           | %            | No.              | %            | No.          | %            |
| AB - Agriculture; fishing     | 315          | 20.3         | 3,045         | 22.9         | 94,170           | 5.6          | 1,105        | 25.0         |
| CE - Mining; energy/water     | 0            | 0.0          | 10            | 0.1          | 1,235            | 0.1          | 5            | 0.1          |
| D - Manufacturing             | 115          | 7.4          | 875           | 6.6          | 134,205          | 8.0          | 295          | 6.7          |
| F - Construction              | 210          | 13.5         | 1,495         | 11.2         | 192,945          | 11.6         | 510          | 11.5         |
| G - Wholesale & retail        | 290          | 18.6         | 2,540         | 19.1         | 346,280          | 20.7         | 845          | 19.1         |
| H - Hotels & restaurants      | 120          | 7.7          | 960           | 7.2          | 116,755          | 7.0          | 305          | 6.9          |
| I - Transport & communication | 110          | 7.1          | 600           | 4.5          | 73,275           | 4.4          | 235          | 5.3          |
| J - Finance                   | 10           | 0.6          | 90            | 0.7          | 18,815           | 1.1          | 25           | 0.6          |
| K - Real Estate               | 295          | 19.0         | 2,755         | 20.7         | 534,640          | 32.0         | 810          | 18.3         |
| LO - Public admin; other      | 70           | 4.5          | 760           | 5.7          | 131,390          | 7.9          | 220          | 5.0          |
| MN - Education; health        | 20           | 1.3          | 190           | 1.4          | 26,640           | 1.6          | 65           | 1.5          |
| <b>Total</b>                  | <b>1,555</b> | <b>100.0</b> | <b>13,320</b> | <b>100.0</b> | <b>1,670,350</b> | <b>100.0</b> | <b>4,420</b> | <b>100.0</b> |

Source: Office for National Statistics (Nomis) VAT Registrations and Deregistrations, © Crown Copyright 2007

## VAT Registrations and Deregistrations 2006

During 2006 there were 130 VAT Registrations and 80 Deregistrations in Oswestry. This is not a true representation of business start-ups and closures because a businesses may have crossed the VAT threshold or fallen below it. However, an estimated rate of new business start-ups or closures can be calculated by showing new business registrations or deregistrations during 2006 against the total number of registered businesses at the end of 2005. This figure will only cover businesses

which register for VAT, so very small businesses and those exempt will not be included.

- During 2006, Oswestry had a higher rate of business start-up and a lower closure rate than the West Midlands and England. Table 5.

**Table 5: New Business Start-up Rates and Business Closure Rates 2006**

|                | VAT Registrations During 2006 | VAT Deregistrations During 2006 | VAT Stock at the end of 2006 | New Business Start-up Rate 2006 | Business Closure Rate 2006 |
|----------------|-------------------------------|---------------------------------|------------------------------|---------------------------------|----------------------------|
| Oswestry       | 130                           | 80                              | 1,555                        | 8.4                             | 5.1                        |
| Shropshire     | 1,035                         | 745                             | 13,320                       | 7.8                             | 5.6                        |
| North Area     | 350                           | 245                             | 4,420                        | 7.9                             | 5.5                        |
| West Midlands  | 14,795                        | 11,845                          | 164,805                      | 9.0                             | 7.2                        |
| United Kingdom | 177,765                       | 139,205                         | 1,892,215                    | 9.4                             | 7.4                        |

Source: Office for National Statistics (Nomis) VAT Registrations and Deregistrations, © Crown Copyright 2007

### Net Change 1980 to 2006<sup>1</sup>

Table 6 shows the net change in VAT registered businesses in Oswestry since 1980<sup>1</sup>; as with the County; the down turn in the mid 80's, boom years of the early and late 1980's and recession of the early 1990's can be seen. The net changes in the 1990's were more erratic, a trend continuing into the 2000's.

- In Oswestry the actual number of business registered for VAT peaked in 2006 at 1,550
- The new business start-up rate was highest in 1990 when it reached 12.2%; this was a lower peak rate than country, regional and national rates which occurred in 1989. Recently the rate has stabilised at 8.0% lower than the regional and national rates.
- The business closure rate peaked in 1993; when the rate in Oswestry was 12.1%, considerably higher than the County peak in 1992 but lower than the regional and national peaks. Closure rates in Oswestry have varied between 6% and 6.8% over a five year period.

**Table 6. VAT Registrations and Deregistrations in Oswestry 1980 – 2006.**

| Date | Registrations | Deregistrations | Total Stocks | Net Change |
|------|---------------|-----------------|--------------|------------|
| 1980 | 110           | 80              | 1,160        | 30         |
| 1981 | 95            | 70              | 1,185        | 25         |
| 1982 | 95            | 80              | 1,210        | 15         |
| 1983 | 95            | 70              | 1,225        | 25         |
| 1984 | 95            | 90              | 1,255        | 5          |
| 1985 | 90            | 100             | 1,260        | -10        |
| 1986 | 115           | 95              | 1,245        | 20         |
| 1987 | 110           | 95              | 1,265        | 15         |
| 1988 | 125           | 120             | 1,280        | 5          |
| 1989 | 145           | 115             | 1,285        | 30         |
| 1990 | 160           | 100             | 1,310        | 60         |
| 1991 | 145           | 115             | 1,370        | 30         |
| 1992 | 95            | 125             | 1,350        | -30        |
| 1993 | 105           | 160             | 1,320        | -55        |

|      |     |     |       |     |
|------|-----|-----|-------|-----|
| 1994 | 95  | 135 | 1,325 | -40 |
| 1995 | 110 | 100 | 1,330 | 10  |
| 1996 | 105 | 115 | 1,320 | -10 |
| 1997 | 100 | 90  | 1,335 | 10  |
| 1998 | 100 | 100 | 1,335 | 0   |
| 1999 | 95  | 95  | 1,335 | 0   |
| 2000 | 100 | 80  | 1,350 | 20  |
| 2001 | 100 | 90  | 1,360 | 10  |
| 2002 | 100 | 70  | 1,395 | 30  |
| 2003 | 120 | 90  | 1,420 | 30  |
| 2004 | 120 | 120 | 1,420 | 0   |
| 2005 | 120 | 100 | 1,460 | 20  |
| 2006 | 130 | 80  | 1,555 | 50  |

Source: Office for National Statistics (Nomis) VAT Registrations and Deregistrations, © Crown Copyright 2007

1 Increases in the VAT registration threshold in 1991 and 1993 mean that only broad comparisons should be made across the period from 1980 to current.

### Average Earnings

- Oswestry has higher weekly pay for full time workers than for Shropshire and the West Midlands and but lower than England.
- Female full time workers earn more than regionally and nationally
- Full-time workers in Oswestry work less hours than in the West Midlands and England.

**Table 7. Pay and Hours for Oswestry, 2007.**

|  | Male Full Time Workers | Female Full Time Workers | Full Time Workers | Part Time Workers |
|--|------------------------|--------------------------|-------------------|-------------------|
| <b>Weekly Pay – Gross £</b>              |                        |                          |                   |                   |
| Oswestry                                 | £441.1                 | £413.7                   | £439.0            | £170.5            |
| Shropshire                               | £429.2                 | £343.1                   | £400.2            | £144.0            |
| West Midlands                            | £467.4                 | £369.7                   | £430.0            | £140.4            |
| England                                  | £505.5                 | £399.2                   | £462.0            | £143.9            |
| <b>Hourly Pay – Excluding Overtime £</b> |                        |                          |                   |                   |
| Oswestry                                 | 9.65                   | 8.76                     | 9.61              | 7.11              |
| Shropshire                               | 10.01                  | 8.87                     | 9.61              | 6.94              |
| West Midlands                            | 11.10                  | 9.71                     | 10.53             | 6.99              |
| England                                  | 12.11                  | 10.55                    | 11.50             | 7.29              |
| <b>Hours Worked - Total</b>              |                        |                          |                   |                   |
| Oswestry                                 | 40.3                   | 37.5                     | 40.0              | 20.0              |
| Shropshire                               | 40.0                   | 37.0                     | 39.1              | 20.0              |
| West Midlands                            | 39.4                   | 37.0                     | 37.6              | 19.0              |
| England                                  | 39.0                   | 37.0                     | 37.5              | 19.0              |

Source: Office for National Statistics (Nomis): Annual Survey of Hours and Earnings, © Crown Copyright 2007.  
# Data statistically unreliable.

### Personal Annual Income

The HM Revenue and Customs carry out a personal income survey every year to assess incomes eligible for tax, Table 8. Oswestry has a median annual total personal income lower than the West Midlands, and England.

**Table 8. Personal Income, 2004 / 2005**

|               | Tax Paying Individuals | Median Annual Total Income | Median Tax |
|---------------|------------------------|----------------------------|------------|
| Oswestry      | 20,000                 | £14,900                    | £1,830     |
| Shropshire    | 159,000                | £15,700                    | £1,900     |
| West Midlands | 2,640,000              | £15,900                    | £1,990     |
| England       | 25,400,000             | £16,600                    | £2,140     |

Source: HM Revenue and Customs, © Crown Copyright 2007.

*For more information on Average Earnings in Shropshire*

*Information on Tax and Benefits, Revenue and Customs <http://www.hmrc.gov.uk>*

*The labour market <http://www.nomisweb.co.uk>*

*The Economy, Population and Society for the UK <http://www.statistics.gov.uk>*

*Local information on Shropshire <http://www.neighbourhood.statistics.gov.uk>*

## Labour Market in Oswestry

### Annual Population Survey

- Oswestry has a similar economic activity rate of 77.8 to Shropshire and England as a whole. Table 9. In 2005, there were 22,600 residents of working age living in Oswestry, of these 17,600 were economically active.
- Men of working age in Oswestry have an economic rate 10% higher than females. This gap is similar to regional and national figures.

**Table 9. Economic Activity by Gender, Residence Based, 2006/7.**

|  | Oswestry |         | North Shropshire |         | Shropshire |         | England    |         |
|--|----------|---------|------------------|---------|------------|---------|------------|---------|
|  | Number   | Percent | Number           | Percent | Number     | Percent | Number     | Percent |
| Economic activity rate - working age         | 17,600   | 77.8    | 44,100           | 79.4    | 134,600    | 81.4%   | 24,120,800 | 78.6    |
| Economic activity rate males - working age   | 9,600    | 82.6    | 24,700           | 85.1    | 74,900     | 87.3%   | 13,207,400 | 83.6    |
| Economic activity rate females - working age | 8,000    | 72.8    | 19,400           | 73.3    | 59,700     | 75.0%   | 10,913,400 | 73.3    |

Source: Office for National Statistics (Nomis). Annual Population Survey April 2006 - March 2007, © Crown Copyright 2008

- In Oswestry people aged between 20 and 24 years have the highest economic activity rates at 88.9%, higher than the figures regionally and nationally. Table 10.
- Oswestry has an economic rate of 62.6% for those over 50, this is considerably lower than the national and regional average.

**Table 10. Economic Activity by Age, Residence Based, 2006/7.**

|  | Oswestry |         | North Area |         | Shropshire |         | England   |         |
|--|----------|---------|------------|---------|------------|---------|-----------|---------|
|  | Number   | Percent | Number     | Percent | Number     | Percent | Number    | Percent |
| Economic activity rate - 16-19             | 1,600    | 74.8    | 3,500      | 65.2    | 8,200      | 65.0    | 1,410,400 | 54.5    |
| Economic activity rate - 20-24             | 1,700    | 88.9    | 3,200      | 80.6    | 11,500     | 88.4    | 2,354,400 | 76.2    |
| Economic activity rate - 25-34             | 2,900    | 78.9    | 6,200      | 82.6    | 26,500     | 87.7    | 5,339,400 | 83.9    |
| Economic activity rate - 35-49             | 7,800    | 85.2    | 19,000     | 84.8    | 51,800     | 86.9    | 9,374,300 | 85.1    |
| Economic activity rate - 50-retirement age | 3,600    | 62.6    | 12,200     | 74.9    | 36,600     | 73.3    | 5,642,400 | 73.9    |

Source: Office for National Statistics (Nomis). Annual Population Survey April 2006 - March 2007, © Crown Copyright 2008

In Oswestry the highest numbers are employed in the Public admin, education and health industry, followed by Distribution, hotels and restaurants.

**Table 11. Employment by Industry – Residence Based, Shropshire, 2006/7.**

| Industry                             | Oswestry |         | North Area |         | Shropshire |         | England    |         |
|--------------------------------------|----------|---------|------------|---------|------------|---------|------------|---------|
|                                      | number   | percent | number     | percent | number     | percent | number     | percent |
| Agriculture and fishing              | 600      | 4.8     | 1,800      | 5.7     | 4,100      | 4.1     | 285,100    | 1.6     |
| Energy and water                     | !        | !       | !          | !       | 700        | 0.7     | 217,000    | 1.2     |
| Manufacturing                        | 2,200    | 17.7    | 7,500      | 23.9    | 17,700     | 17.6    | 3,118,100  | 17.1    |
| Construction                         | 1,700    | 13.7    | 3,300      | 10.5    | 11,100     | 11.0    | 1,872,600  | 10.3    |
| Distribution, hotels and restaurants | 4,100    | 33.1    | 9,400      | 29.9    | 27,600     | 27.5    | 4,515,600  | 24.8    |
| Transport and communications         | 800      | 6.5     | 2,700      | 8.6     | 6,900      | 6.9     | 1,619,300  | 8.9     |
| Banking, finance and insurance       | 800      | 6.5     | 3,200      | 10.2    | 15,300     | 15.2    | 3,924,100  | 21.5    |
| Public admin. education and health   | 5,700    | 46.0    | 13,300     | 42.4    | 42,300     | 42.1    | 6,645,500  | 36.5    |
| Other services                       | 900      | 7.3     | 2,700      | 8.6     | 8,300      | 8.3     | 1,514,600  | 8.3     |
| Total                                | 12,400   | 100.0   | 31,400     | 100.0   | 100,500    | 100.0   | 18,219,100 | 100.0   |

Source: Office for National Statistics (Nomis). Annual Population Survey April 2006 - March 2007, © Crown Copyright 2008

Table 12 shows the occupation of residents in Oswestry.

- Oswestry has higher percentages of people employed in Elementary occupations and as Professionals than the West Midlands and England.
- Oswestry has lower percentages of people employed in Administrative and secretarial occupations than nationally.

**Table 12. Employment by Occupation Residence Based, 2006/7.**

| Variable  | Oswestry |         | North Area |      | Shropshire |         | England   |         |
|---|----------|---------|------------|------|------------|---------|-----------|---------|
|   | number   | percent | Percent    |      | number     | percent | number    | percent |
| <b>Managers and senior officials</b>              | 1,100    | 6.5     | 4,900      | 11.2 | 17,200     | 12.8    | 3,683,200 | 15.5    |
| <b>Professional occupations</b>                   | 1,200    | 7.1     | 4,100      | 9.4  | 17,200     | 12.8    | 3,109,000 | 13.1    |
| <b>Associate prof &amp; tech occupations</b>      | 2,500    | 14.9    | 5,200      | 11.9 | 17,800     | 13.2    | 3,422,600 | 14.4    |
| <b>Administrative and secretarial occupations</b> | 2,100    | 12.5    | 4,400      | 10.0 | 13,400     | 10.0    | 2,865,700 | 12.0    |
| <b>Skilled trades occupations</b>                 | 2,800    | 16.7    | 6,400      | 14.7 | 19,200     | 14.3    | 2,569,100 | 10.8    |
| <b>Personal service occupations</b>               | 2,100    | 12.5    | 5,000      | 11.5 | 12,400     | 9.2     | 1,892,600 | 7.9     |
| <b>Sales and customer service occupations</b>     | 1,800    | 10.7    | 2,800      | 6.5  | 8,800      | 6.5     | 1,802,800 | 7.6     |
| <b>Process, plant and machine operatives</b>      | 1,500    | 8.9     | 5,700      | 13.1 | 12,800     | 9.6     | 1,684,000 | 7.1     |
| <b>Elementary occupations</b>                     | 1,600    | 9.5     | 5,200      | 11.9 | 14,900     | 11.1    | 2,711,300 | 11.4    |

Source: Office for National Statistics (Nomis). Annual Population Survey April 2006 - March 2007, © Crown Copyright 2008

### Employment patterns

Oswestry has a slightly higher percentage of self employed residents, compared to the West Midlands and England. Table 13.

**Table 13. Residents Employed and Self Employed, 2006/7**

| Area          | Employees (16+) |         | Self Employed (16+) |         |
|---------------|-----------------|---------|---------------------|---------|
|               | number          | percent | number              | percent |
| Oswestry      | 14,400          | 85.4    | 2,500               | 14.6    |
| Shropshire    | 111,400         | 83.0    | 21,300              | 15.9    |
| North Area    | 37,500          | 85.0    | 6,000               | 13.7    |
| West Midlands | 2,135,000       | 87.0    | 291,100             | 11.9    |
| England       | 20,480,000      | 86.0    | 3,172,400           | 13.3    |

Source: Office for National Statistics (Nomis). Annual Population Survey April 2006 - March 2007, © Crown Copyright 2008

- Oswestry full-time males make up the majority of the workforce, this is similar to the West Midlands and England. Table 14.
- Females working full-time account for 22.3% of the workforce.

**Table 14. Workforce by Gender and Type, Residence based, 2006/7**

| Area             | Males Full-time |      | Males Part-time |     | Females Full-time |      | Females Part-time |      |
|------------------|-----------------|------|-----------------|-----|-------------------|------|-------------------|------|
|                  | number          | %    | number          | %   | number            | %    | number            | %    |
| North Shropshire | 7,800           | 48.4 | 900             | 5.6 | 3,600             | 22.3 | 3,800             | 23.6 |
| Shropshire       | 64,500          | 50.2 | 7,200           | 5.5 | 29,800            | 23.2 | 27,000            | 21.0 |
| North Area       | 21,500          | 51.0 | 1,700           | 4.0 | 8,800             | 21.0 | 10,100            | 24.0 |
| West Midlands    | 1,171,600       | 50.2 | 118,000         | 5.1 | 599,900           | 25.7 | 445,400           | 19.1 |
| England          | 11,268,000      | 49.4 | 1,177,600       | 5.2 | 6,086,000         | 26.7 | 4,263,600         | 18.7 |

Source: Office for National Statistics (Nomis). Annual Population Survey April 2006 - March 2007, © Crown Copyright 2008



*Technical note – Annual Population Survey.*

- *The Annual Population Survey has replaced the LFS and provides information on the labour market.*
- *The APS has a larger sample of 65,000 households, 500,000 people a year to achieve a minimum sample of 500 economically active adults in each local authority district in England.*
- *The APS provides information about individual's circumstances on a range of subjects including housing, employment and education.*
- *The Economic Activity Rate provides a measure of the proportion of the population who are active, or potentially active members of the labour market, a low activity rate would indicate a high proportion of people who are unavailable for work or training.*
- *Economic activity rates are the number of people of working age who are in employment or unemployed expressed as a percentage of the working age population.*

The labour market <http://www.nomisweb.co.uk>

The Economy, Population and Society for the UK <http://www.statistics.gov.uk>

Local information on Shropshire <http://www.neighbourhood.statistics.gov.uk>

Information on Tax and Benefits, Revenue and Customs <http://www.hmrc.gov.uk>

### Annual Business Inquiry, 2006

- In 2006, there were 15,600 employee jobs located in Oswestry and of these 7,500 were occupied by men and 8,100 by women. Table 15.
- Male full-time jobs account for 40.0% of the total, male part-time 8.0%, female full-time 24.0% and female part-time 28.0%.

**Table 15. Employment Structure by Type of Job, Oswestry, 2006**

| Employee Jobs            |                |                |            |                  |                  |              |            |
|--------------------------|----------------|----------------|------------|------------------|------------------|--------------|------------|
|                          | Male Full-time | Male Part-time | Total Male | Female Full-time | Female Part-time | Total Female | Total      |
| <b>Oswestry</b>          | 6,200          | 1,300          | 7,500      | 3,800            | 4,300            | 8,100        | 15,600     |
| <b>North Area</b>        | 15,600         | 2,800          | 18,400     | 8,200            | 9,000            | 17,200       | 35,700     |
| <b>Shropshire</b>        | 45,900         | 9,300          | 55,200     | 26,000           | 29,100           | 55,100       | 110,300    |
| <b>West Midlands</b>     | 1,031,900      | 180,400        | 1,212,300  | 604,900          | 561,000          | 1,165,900    | 2,378,100  |
| <b>Great Britain</b>     | 11,195,700     | 2,034,700      | 13,230,400 | 6,927,500        | 6,540,200        | 13,090,100   | 26,320,600 |
| % of Total Employee Jobs |                |                |            |                  |                  |              |            |
| <b>Oswestry</b>          | 40             | 8              | 48         | 24               | 28               | 52           | 100        |
| <b>North Area</b>        | 44             | 8              | 52         | 23               | 25               | 48           | 100        |
| <b>Shropshire</b>        | 42             | 8              | 50         | 24               | 26               | 50           | 100        |
| <b>West Midlands</b>     | 43             | 8              | 51         | 25               | 24               | 49           | 100        |
| <b>England</b>           | 43             | 8              | 50         | 26               | 25               | 50           | 100        |

Source: Office for National Statistics (Nomis): Annual Business Inquiry 2005, © Crown Copyright 2007

## Employment Structure 2006

- 80.0% of employee jobs are located in the service sector, sectors 5 to 9, over a quarter of employees work in public administration, education and health. Table 15 and Figure 2.
- Oswestry has 1.8% of employees in the agriculture industry, compared to 0.9% in the West Midlands and Great Britain.

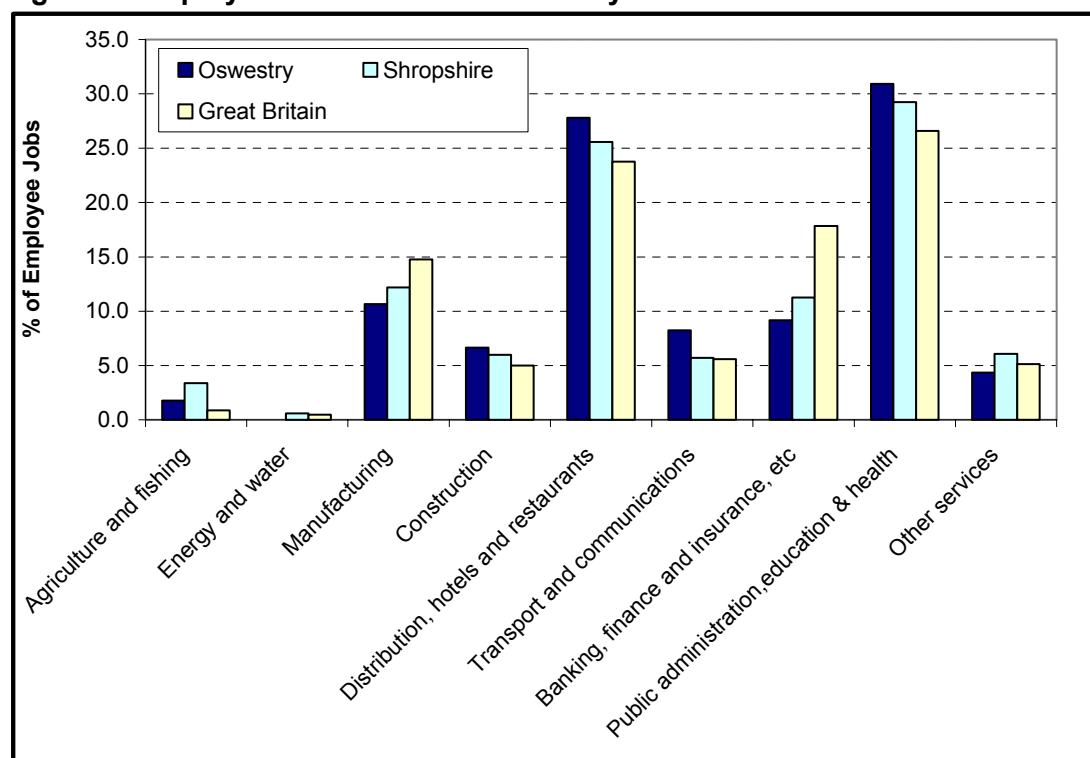
**Table 16. Employment Structure 2006.**

| Standard Industrial Classification (2003) (SIC) | Oswestry | %     | North Area | Shropshire | %     | Great Britain % |
|---|----------|-------|------------|------------|-------|-----------------|
| 1. Agriculture & fishing                        | 300      | 1.8   | 3.6        | 3700       | 3.4   | 0.9             |
| 2. Energy and water                             | *        | *     | 0.3        | 700        | 0.6   | 0.6             |
| 3. Manufacturing                                | 1700     | 10.7  | 14.9       | 13400      | 12.2  | 10.9            |
| 4. Construction                                 | 1000     | 6.6   | 6.1        | 6600       | 6.0   | 4.8             |
| 5. Distribution, hotels, restaurants            | 4300     | 27.8  | 24.7       | 28200      | 25.6  | 23.5            |
| 6. Transport & communications                   | 1300     | 8.3   | 8.0        | 6300       | 5.7   | 5.9             |
| 7. Banking, finance & insurance, etc            | 1400     | 9.2   | 10.0       | 12400      | 11.3  | 21.2            |
| 8. Public admin, education & health             | 4800     | 30.9  | 27.6       | 32300      | 29.2  | 26.9            |
| 9. Other services                               | 700      | 4.4   | 4.8        | 6700       | 6.1   | 5.3             |
| Total   | 15600    | 100.0 | 100.0      | 110300     | 100.0 | 100.0           |

Source: Office for National Statistics (Nomis): Annual Business Inquiry 2006, © Crown Copyright 2007

The figures exclude the self-employed and HM Forces. The figures have been rounded to 100 for confidentiality and may not sum due to rounding.

**Figure 1. Employment Structure in Oswestry 2006.**



Source: Office for National Statistics (Nomis): Annual Business Inquiry 2005, © Crown Copyright 2007

## Size of Workplaces 2006

The Annual Business Inquiry provides information on the size and number of workplaces in Shropshire.

In 2006, the Annual Business Inquiry recorded 1,612 workplaces in Oswestry, which employed 15,400 people. The majority of these workplaces fall into the small firms sector; 94.0% (1,516) had less than 25 employees and 89.3% had 10 or fewer employees, Table 16.

**Table 17: Number of Workplaces by Size of Workplace, 2006**

|                                | Number of Workplaces (Defined by Data Units) |          |          |          |        | Total     |
|--------------------------------|--|----------|----------|----------|--------|-----------|
|                                | 1 to 10                                      | 11 to 24 | 25 to 49 | 50 to 99 | 100+*  |           |
| All Industries                 |  |          |          |          |        |           |
| Oswestry                       | 1,354  | 162      | 51       | 23       | 22     | 1,612     |
| North Area                     | 3,561  | 353      | 116      | 49       | 47     | 4,126     |
| Shropshire                     | 11,336                                       | 1,014    | 390      | 187      | 140    | 13,067    |
| West Midlands                  | 167,416                                      | 17,021   | 8,159    | 4,412    | 3,394  | 200,402   |
| England                        | 1,755,389                                    | 168,706  | 78,335   | 40,337   | 31,915 | 2,074,682 |
| Percentage of Total Workplaces |  |          |          |          |        |           |
| Oswestry                       | 84.0   | 10.0     | 3.2      | 1.4      | 1.4    | 100.0     |
| North Area                     | 86.3   | 8.6      | 2.8      | 1.2      | 1.1    | 100.0     |
| Shropshire                     | 86.8   | 7.8      | 3.0      | 1.4      | 1.1    | 100.0     |
| West Midlands                  | 83.5   | 8.5      | 4.1      | 2.2      | 1.7    | 100.0     |
| England                        | 84.6   | 8.1      | 3.8      | 1.9      | 1.5    | 100.0     |

\*The 100 – 199 and 200 + groups have been combined with the 50-99 age groups for confidentiality. Source: Office for National Statistics (Nomis), 2006 Annual Business Inquiry, © Crown Copyright 2008. Figures exclude agriculture, the self-employed and HM Forces

Although the majority of workplaces have less than 25 employees, these workplaces account for only 42.9% of the total employees. Table 17. Workplaces with 25+ employees account for 7.0% of the total workplaces and 56.5% of employees.

**Table 18: Number of Employees by Size of Workplace, 2006**

|                               | Size of Workplaces<br>(Defined by Number of Employees) |           |           |           |           | Total      |
|-------------------------------|--|-----------|-----------|-----------|-----------|------------|
|                               | 1 to 10  | 11 to 24  | 25 to 49  | 50 to 99  | 100+*     |            |
| All Industries and Services   |  |           |           |           |           |            |
| Oswestry                      | 3,900  | 2,700     | 1,700     | 1,600     | 5,400     | 15,400     |
| North Area                    | 10,100   | 5,700     | 4,000     | 3,400     | 11,500    | 34,600     |
| Shropshire                    | 31,900   | 16,400    | 13,700    | 12,900    | 32,300    | 107,200    |
| West Midlands                 | 471,900  | 280,200   | 286,900   | 303,200   | 1,019,600 | 2,361,800  |
| England                       | 4,749,800  | 2,747,700 | 2,745,800 | 2,773,400 | 9,624,500 | 22,641,300 |
| Percentage of Total Employees |  |           |           |           |           |            |
| Oswestry                      | 39.3   | 16.9      | 13.6      | 11.0      | 19.3      | 100.0      |
| North Area                    | 29.2   | 16.4      | 11.6      | 9.7       | 33.2      | 100.0      |
| Shropshire                    | 29.8   | 15.3      | 12.8      | 12.0      | 30.1      | 100.0      |
| West Midlands                 | 20.0   | 11.9      | 12.1      | 12.8      | 43.2      | 100.0      |
| England                       | 21.0   | 12.1      | 12.1      | 12.2      | 42.5      | 100.0      |

Source: Office for National Statistics (Nomis), 2006 Annual Business Inquiry, © Crown Copyright 2008. Figures exclude agriculture, the self-employed and HM Forces. \*The 100 – 199 and 200 + groups have been combined for confidentiality.

The average size of a workplace in Oswestry is 10 people, compared to 11.8 in the West Midlands and 11 in England.

*Technical note - Annual Business Inquiry*

- *The Annual Business Inquiry is a sample survey of employers carried out by the Office for National Statistics, which gives employment information based on where people work. The figures, which are grossed up to give full results, are referred to as employee jobs.*
- *The survey records employee jobs located in Shropshire by type and industry but it excludes the self-employed and HM Forces.*
- *Figures for people employed in agriculture are provided by the Ministry of Agriculture, Fisheries and Food (MAFF).*
- *The figures have been rounded to 100 for confidentiality; therefore, figures may not sum due to rounding.*
- *The Annual Business Inquiry is a sample survey of businesses, and because of this there are some issues which mean care needs to be taken when viewing the data. Due to it being a sample survey there are some sampling errors which may occur, particularly with the grossing methodologies used to model the data. Approximately 78,000 businesses are surveyed. The sample is drawn following a stratified random design with employment size band (1-9, 10-19, 20-45, 50-99, 100-249 and 250+) region and industry as its dimensions. All businesses over 250 are sampled every year and the remaining size bands are surveyed with a rotation of 50% every year.*
- *Validation carried out on the data for Shropshire has led to some queries about some of the figures produced by the ABI. In particular the consistency of business inclusion at ward level does not seem consistent with know information about the county. There have also been significant changes at ward and district levels in certain industries which do not correspond with know information about the development and business patterns. Some of these issues may be due to the ABI being derived from a sample and modelled on the economy as a country rather than taking in to account individual changes in a county, particularly Shropshire which due to its rural quality does not follow patterns of economy and development as a more urban area does. Errors may also occur if employers do not return forms, fill them incorrectly or inconsistently, or for other reasons, are completely left out of the sample. Business headquarters has also led to inconsistencies in data in how they are recorded.*
- *The Annual Business Inquiry data from Nomis has been combined into nine broad industrial groups, which been defined by amalgamating the Standard Industrial Classification (2003) Divisions. These are similar to the 1992 SIC, the main change is that the head offices are now classified to division 74 where as they used to be classified to the main activity of the business. The Divisions in each group are: Agriculture and fishing 01-05; Energy and water 10-14 & 40-41; Manufacturing 15-37; Construction 45; Distribution, hotels and restaurants 50-55; Transport and communications 60-64; Banking, finance and insurance, etc 65-74; Public administration, education & health 75-85; Other services 90-99.*
- *The district figures for Energy & Water have been combined with Manufacturing for confidentiality.*

## UNEMPLOYMENT

- Unemployment in Oswestry is low when compared with the figures for the West Midlands and England.
- In December 2007 the claimant count unemployment rate in Oswestry was 1.8% compared to 2.9% in the West Midlands and 2.1% in England. Similarly, male and female unemployment rates in Oswestry are lower than the regional and national averages.
- In December 2007 there were 415 people claiming unemployment benefits in Oswestry, of which 300 were men and 115 women.

Table 18 shows the numbers and rates of claimant count unemployed in Oswestry by gender for December 2007.

**Table 19. Claimant Count Unemployment in Oswestry, December 2007**

| Districts      | Male    |          | Female  |          | Total   |          |
|----------------|---------|----------|---------|----------|---------|----------|
|                | No.     | Rate (%) | No.     | Rate (%) | No.     | Rate (%) |
| Oswestry       | 300     | 2.4%     | 115     | 1.0%     | 415     | 1.8%     |
| Shropshire     | 1,705   | 1.9%     | 559     | 0.7%     | 2,264   | 1.3%     |
| West Midlands  | 69,625  | 4.1%     | 24,428  | 1.6%     | 94,053  | 2.9%     |
| England        | 481,282 | 2.9%     | 178,626 | 1.2%     | 659,908 | 2.1%     |
| United Kingdom | 580,359 | 3.0%     | 210,011 | 1.2%     | 790,370 | 2.1%     |

Source: Office for National Statistics (Nomis): Claimant Count Unemployment, © Crown Copyright 2007

### Changes in Unemployment

- During 2007 the number unemployed in Oswestry has fallen by 31 or 6.9%. Table 19.
- The number of men unemployed has fallen by 28 or 8.5%.
- Female unemployment has decreased by 3 or 2.5%, this is a lower rate than regionally and nationally.

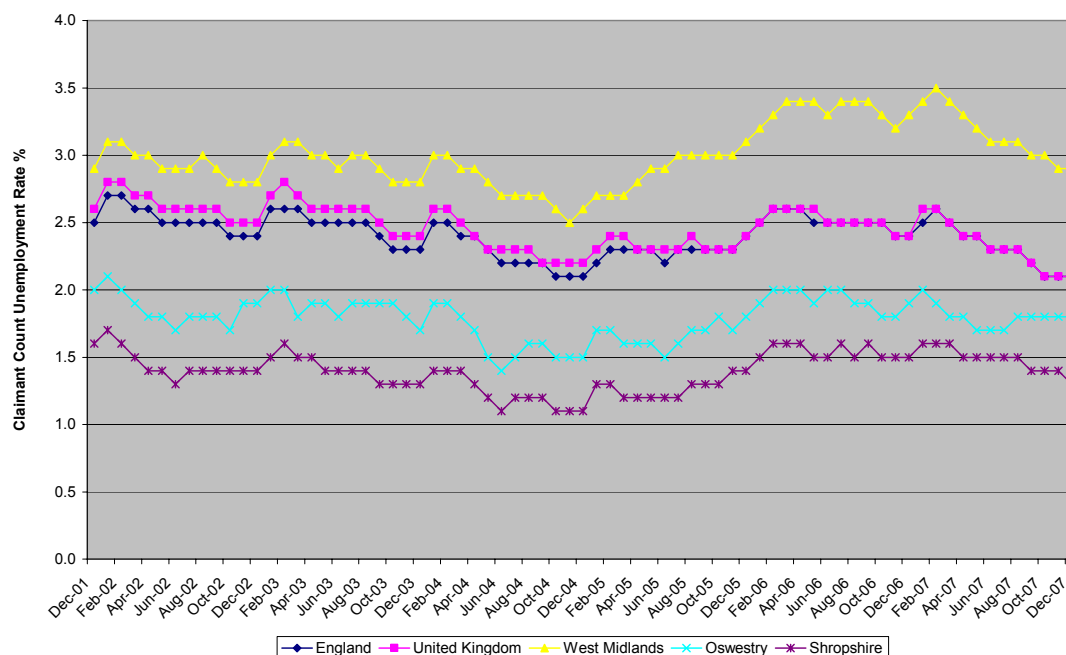
**Table 20. Claimant Count Unemployment Change between December 2006 and December 2007**

| District       | Male Change |      | Female Change |       | Total Change |      |
|----------------|-------------|------|---------------|-------|--------------|------|
|                | Number      | %    | Number        | %     | Number       | %    |
| Oswestry       | 28          | 8.5% | 3             | 2.5%  | 31           | 6.9% |
| Shropshire     | 155         | 9.1% | 72            | 10.8% | 227          | 9.6% |
| West Midlands  | 4,420       | 5.8% | 3,343         | 13.9% | 7,763        | 7.8% |
| England        | 20,437      | 3.7% | 14,083        | 7.4%  | 34,520       | 4.7% |
| United Kingdom | 16,747      | 2.5% | 14,002        | 6.1%  | 30,749       | 3.4% |

Source: Office for National Statistics (Nomis): Claimant Count Unemployment. © Crown Copyright 2007.

The change in unemployment rates in Oswestry over a longer period December 2001 to December 2007 is illustrated in Figure 3. Generally, unemployment rises in January, falls between March and June, rises again in July and August and then falls in the months up to December. However in November and December 2005 unemployment continued to rise in Oswestry as did national and regional rates.

**Figure 2 Unemployment Claimant Count Rates, December 2001 – December 2007**



Source: Office for National Statistics (Nomis): Claimant Count Unemployment, © Crown Copyright 2007.

### Unemployment Distribution

Unemployment in Oswestry accounts for 18.3% of the total unemployed in Shropshire. Table 20.

**Table 21. Distribution of Unemployment in Shropshire, December 2007**

|                              | % of Unemployed |        |        |        |       |        |
|------------------------------|-----------------|--------|--------|--------|-------|--------|
|                              | Male            |        | Female |        | Total |        |
| <b>Bridgnorth</b>            | 270             | 15.8%  | 113    | 20.2%  | 383   | 16.9%  |
| <b>North Shropshire</b>      | 404             | 23.7%  | 117    | 20.9%  | 521   | 23.0%  |
| <b>Oswestry</b>              | 300             | 17.6%  | 115    | 20.6%  | 415   | 18.3%  |
| <b>Shrewsbury and Atcham</b> | 550             | 32.3%  | 145    | 25.9%  | 695   | 30.7%  |
| <b>South Shropshire</b>      | 181             | 10.6%  | 69     | 12.3%  | 250   | 11.0%  |
| <b>Shropshire</b>            | 1,705           | 100.0% | 559    | 100.0% | 2,264 | 100.0% |

Source: Office for National Statistics (Nomis) © Crown Copyright 2007

### Female Unemployment as a Proportion of Total Unemployment

The proportion of the unemployed who are female is set in Table 21, in Oswestry, females make up a higher proportion of the unemployed than the regional and national averages.

**Table 22. Females as a Percentage of the Total Unemployed. December 2007**

| District       | % of Total Unemployed |
|----------------|-----------------------|
| Oswestry       | 27.7%                 |
| Shropshire     | 24.7%                 |
| West Midlands  | 26.0%                 |
| England        | 27.1%                 |
| United Kingdom | 26.6%                 |

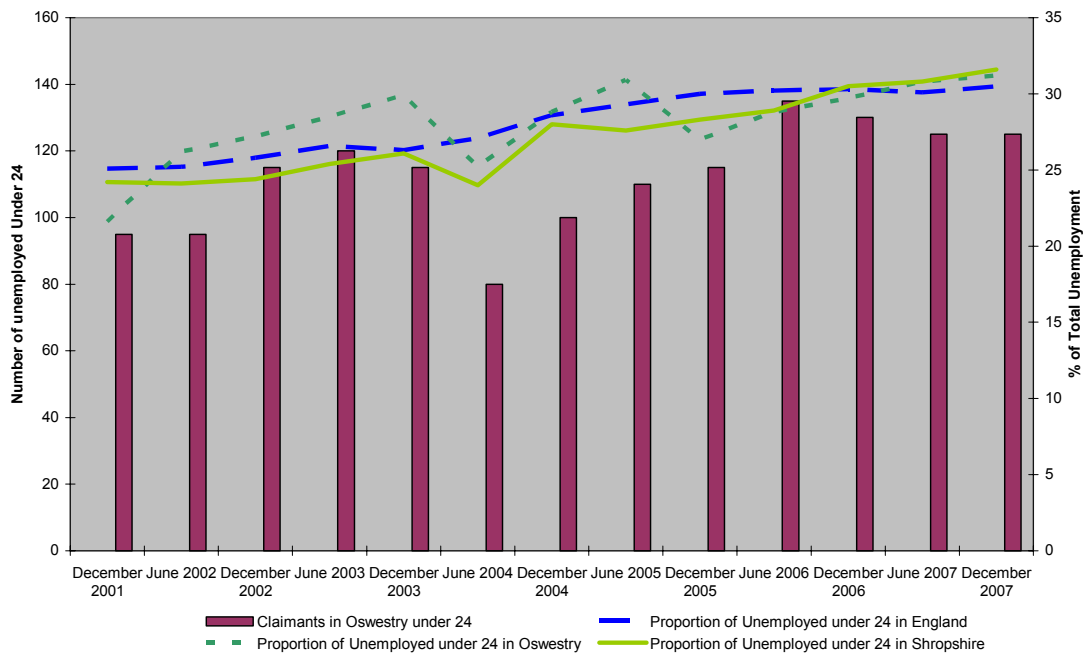
*Source: Office for National Statistics (Nomis), © Crown Copyright 2007*

## Youth Unemployment

Figure 4 shows the trend of youth unemployment over the last 5 years. Since 2002 the proportion unemployed in Oswestry fluctuated at around 27%, in 2005 the rates were higher than Shropshire and the same as national rates.

- In December 2007 the number of claimants aged between 16 and 24 years accounted for 31.2% of the total number unemployed in Oswestry. The actual number of claimants aged 16 – 24 has decreased by 5 between December 2006 and December 2007.

**Figure 3. Youth Unemployment in Oswestry, 2002 – 2007**



Source: Office for National Statistics (Nomis), © Crown Copyright 2007.

## Long Term Unemployment

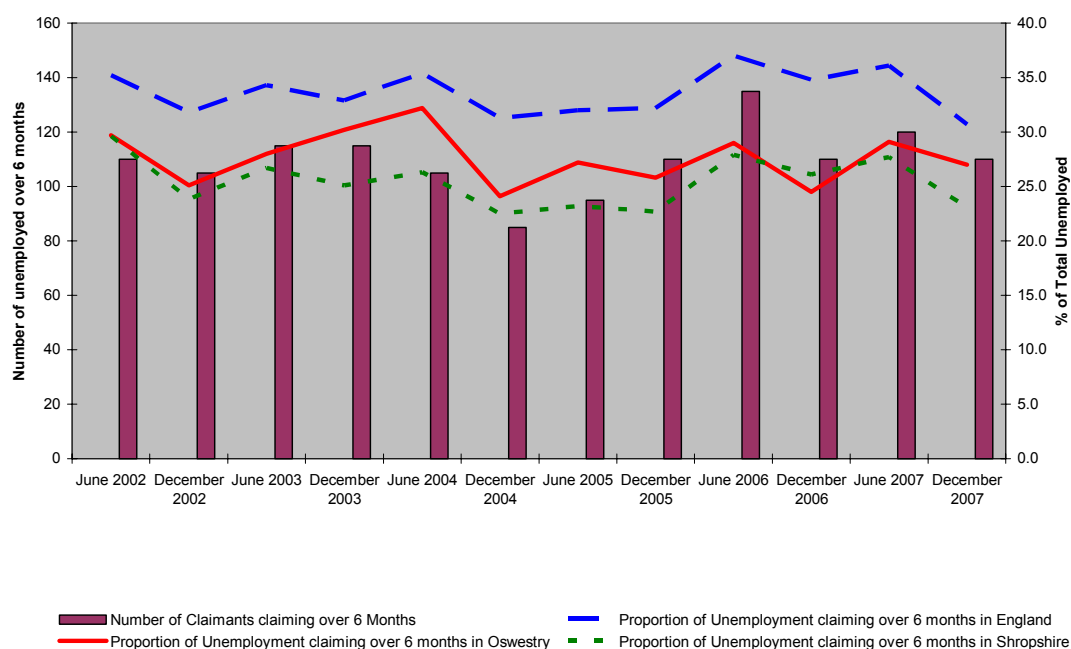
In December 2007 there were 110 people classified as long term unemployed in Oswestry (on the claimant register for 6 months or more), 27.0% compared to 36.1% in the West Midlands and 30.7% in England, figure 5.

- In Oswestry the number of long term unemployed has stayed the same since December 2006, the proportion has increased by 2.5%. In the West Midlands the proportion has fallen by 3.9% and in England the proportion has fallen by 4.1%.

Over the past 5 years long term unemployment in Oswestry has been dropping at a similar rate to Shropshire and nationally.



**Figure 4. Long Term Unemployment in Oswestry, 2002 – 2007.**



Source: Office for National Statistics (Nomis), © Crown Copyright 2007.

## Occupations

- In Oswestry the occupation with the highest number claiming unemployment is Elementary occupations. Table 22.

**Table 23. Claimants Usual Occupation in Oswestry December 2007.**

|  | Oswestry   | Shropshire   |
|--|------------|--------------|
| 0 : Occupation unknown                               | 0          | 5            |
| 1 : Managers and Senior Officials                    | 15         | 125          |
| 2 : Professional Occupations                         | 5          | 60           |
| 3 : Associate Professional and Technical Occupations | 20         | 110          |
| 4 : Administrative and Secretarial Occupations       | 35         | 180          |
| 5 : Skilled Trades Occupations                       | 55         | 270          |
| 6 : Personal Service Occupations                     | 20         | 115          |
| 7 : Sales and Customer Service occupations           | 65         | 395          |
| 8 : Process, Plant and Machine Operatives            | 55         | 280          |
| 9 : Elementary Occupations                           | 135        | 705          |
| <b>Total</b>   | <b>405</b> | <b>2,245</b> |

Source: Office for National Statistics (Nomis), © Crown Copyright 2007.

## Vacancies notified to Jobcentres

Information about job vacancies is supplied to Jobcentre Plus by the Department for Work and Pensions. The data should be interpreted carefully to take into account changes made in recent years to procedures for taking and handling vacancies. The Jobcentre Plus vacancies series does not cover all the vacancies in the economy. The proportion of vacancies which are notified by employers varies over time, according to the occupation and industry of the vacancies and also by geographical

area. The figures are best used to give an indication of the types of jobs currently available, rather than absolute changes over time.

In Oswestry for December 2007, banking, finance and insurance, had the highest number of notified vacancies, 64, followed by distribution, hotels and restaurants 35. Together these make up 61.1% of the total notified vacancies for Oswestry. Table 23.

**Table 24. Notified Vacancies by Industry.**

|   | Oswestry   | %            | Shropshire   | %            |
|---|------------|--------------|--------------|--------------|
| 1 : Agriculture and fishing (SIC A,B)                     | 2          | 1.2          | 3            | 0.2          |
| 2 : Energy and water (SIC C,E)                            | 0          | 0            | 37           | 2.1          |
| 3 : Manufacturing (SIC D)                                 | 17         | 10.5         | 48           | 2.8          |
| 4 : Construction (SIC F)                                  | 3          | 1.9          | 22           | 1.3          |
| 5 : Distribution, hotels and restaurants (SIC G,H)        | 35         | 21.6         | 403          | 23.3         |
| 6 : Transport and communications (SIC I)                  | 4          | 2.5          | 18           | 1.0          |
| 7 : Banking, finance and insurance, etc (SIC J,K)         | 64         | 39.5         | 916          | 52.9         |
| 8 : Public administration, education & health (SIC L,M,N) | 34         | 21.0         | 243          | 14.0         |
| 9 : Other services (SIC O,P,Q)                            | 3          | 1.9          | 41           | 2.4          |
| <b>Total</b>  | <b>162</b> | <b>100.0</b> | <b>1,975</b> | <b>100.0</b> |

Source: Office for National Statistics (Nomis), © Crown Copyright 2007.

Process, plant and machine operatives occupations had the most vacancies notified.  
Table 24

**Table 25. Vacancies by Occupation.**

|  | Oswestry   | %            | Shropshire   | %            |
|--|------------|--------------|--------------|--------------|
| 1 : Managers and Senior Officials                    | 8          | 4.9          | 58           | 3.4          |
| 2 : Professional Occupations                         | 9          | 5.6          | 77           | 4.4          |
| 3 : Associate Professional and Technical Occupations | 19         | 11.7         | 248          | 14.3         |
| 4 : Administrative and Secretarial Occupations       | 12         | 7.4          | 133          | 7.7          |
| 5 : Skilled Trades Occupations                       | 21         | 13.0         | 281          | 16.2         |
| 6 : Personal Service Occupations                     | 9          | 5.6          | 123          | 7.1          |
| 7 : Sales and Customer Service occupations           | 19         | 11.7         | 238          | 13.7         |
| 8 : Process, Plant and Machine Operatives            | 42         | 25.9         | 204          | 11.8         |
| 9 : Elementary Occupations                           | 23         | 14.2         | 369          | 21.3         |
| <b>Total</b>   | <b>162</b> | <b>100.0</b> | <b>1,731</b> | <b>100.0</b> |

Source: Office for National Statistics (Nomis), © Crown Copyright 2007.

<http://www.shropshire.gov.uk/factsfigures>

Department of Work and Pensions <http://www.dwp.gov.uk/>

The labour market <http://www.nomisweb.co.uk>

The Economy, Population and Society for the UK <http://www.statistics.gov.uk>

Local information on Shropshire <http://www.neighbourhood.statistics.gov.uk>

## Literacy and Numeracy levels in Oswestry

## Adults

Adult literacy, numeracy and ICT levels were recorded in the Skills for Life Survey in 2003. Level 1 is comparable with a low level GCSE (D-G), while Level 2 is comparable with a high level GCSE (A\*-C). Entry Level is below a low level GCSE.

- In Oswestry 10% of the population have entry level literacy, this is a lower percentage than the West Midlands and England. Table 25.

**Table 26. Literacy Levels in Oswestry.**

| Literacy Levels      | Total Entry Level |            | Level 1 Skills |            | Level 2 Skills |            |
|----------------------|-------------------|------------|----------------|------------|----------------|------------|
|                      | Number            | Proportion | Number         | Proportion | Number         | Proportion |
| <b>Oswestry</b>      | 2,375             | 10%        | 10,300         | 45%        | 10,090         | 44%        |
| <b>Shropshire</b>    | 25,890            | 9%         | 126,700        | 46%        | 122,700        | 45%        |
| <b>West Midlands</b> | 586,705           | 18%        | 1,366,065      | 42%        | 1,335,275      | 41%        |
| <b>England</b>       |                   | 16%        |                | 40%        |                | 44%        |

Source: Department for education and skills, Skills for Life Survey, 2003, © Crown Copyright 2006

- The numeracy levels for Oswestry is 49% at entry level, this is the higher than in the West Midlands and England. Table 26.

**Table 27. Numeracy Levels in Oswestry.**

| Numeracy Levels      | Total Entry Level |            | Level 1 Skills |            | Level 2 Skills |            |
|----------------------|-------------------|------------|----------------|------------|----------------|------------|
|                      | Number            | Proportion | Number         | Proportion | Number         | Proportion |
| <b>Oswestry</b>      | 11,140            | 49%        | 7,050          | 31%        | 4,580          | 20%        |
| <b>Shropshire</b>    | 96,060            | 35%        | 102,200        | 37%        | 77,050         | 28%        |
| <b>West Midlands</b> | 1,541,445         | 47%        | 949,770        | 29%        | 796,830        | 24%        |
| <b>England</b>       |                   | 46%        |                | 28%        |                | 25%        |

Source: Department for education and skills, Skills for Life Survey, 2003, © Crown Copyright 2006

- In Oswestry Entry Level for ICT is 57 %, similar to regional and national rates. Table 27.

**Table 28. ICT Levels in Oswestry**

| ICT Skills           | Total Entry Level |            | Level 1 Skills |            |
|----------------------|-------------------|------------|----------------|------------|
|                      | Number            | Proportion | Number         | Proportion |
| <b>Oswestry</b>      | 12,990            | 57%        | 9,775          | 43%        |
| <b>Shropshire</b>    | 158,000           | 57%        | 117,320        | 43%        |
| <b>West Midlands</b> | 1,905,495         | 58%        | 1,382,550      | 42%        |
| <b>England</b>       |                   | 53%        |                | 47%        |

Source: Department for education and skills, Skills for Life Survey, 2003, © Crown Copyright 2006.

## Housing Type

- Oswestry has a much higher proportion of detached houses 46.1%, than the West Midlands, 23.8%, or England, 22.5%. Table 28.
- Oswestry has a much lower proportion of terraced houses than the West Midlands or England.

**Table 29. Household Type in Oswestry, 2001.**

| Housing Type                          | Oswestry |            | Shropshire |            | West Midlands |            | England    |            |
|---------------------------------------|----------|------------|------------|------------|---------------|------------|------------|------------|
|                                       | No.      | % of Total | No.        | % of Total | No.           | % of Total | No.        | % of Total |
| <b>Households</b>                     | 16321    | 100.0%     | 117,304    | 100.0%     | 2,153,672     | 100.0%     | 20,451,427 | 100.0%     |
| <b>Detached</b>                       | 6491     | 39.8%      | 47,782     | 40.7%      | 518,363       | 24.1%      | 4,648,476  | 22.7%      |
| <b>Semi-detached</b>                  | 5410     | 33.1%      | 40,445     | 34.5%      | 821,628       | 38.2%      | 6,562,542  | 32.1%      |
| <b>Terraced</b>                       | 2733     | 16.7%      | 18,999     | 16.2%      | 511,046       | 23.7%      | 5,250,702  | 25.7%      |
| <b>Flats, maisonette or apartment</b> | 1632     | 10.0%      | 9,274      | 7.9%       | 291,569       | 13.5%      | 3,843,340  | 18.8%      |
| <b>Non-permanent accommodation</b>    | 55       | 0.35       | 654        | 0.6%       | 7,454         | 0.3%       | 80,369     | 0.4%       |

Source: Office for National Statistics, 2001 Census, © Crown Copyright 2006

## Tenure

- Oswestry has a higher level of owner occupied dwellings than regionally and nationally.

**Table 30. Tenure of Dwellings in Oswestry 2001.**

| Households            | Oswestry |        | Shropshire |        | West Midlands |         | England    |        |
|-----------------------|----------|--------|------------|--------|---------------|---------|------------|--------|
|                       | No.      | % of   | No.        | %      | No.           | % total | No.        | %      |
| <b>Owner Occupied</b> | 11266    | 79.8%  | 85,411     | 72.8%  | 1,498,066     | 69.6%   | 14,054,122 | 68.7%  |
| <b>Rented</b>         | 1952     | 13.8%  | 15,938     | 13.6%  | 211,962       | 9.8%    | 2,456,577  | 12.0%  |
| <b>Social Housing</b> | 906      | 6.4%   | 15,955     | 13.6%  | 443,644       | 20.6%   | 3,940,728  | 19.3%  |
| <b>Total</b>          | 14124    | 100.0% | 117,304    | 100.0% | 2,153,672     | 100.0%  | 20,451,427 | 100.0% |

Source: Office for National Statistics, 2001 Census, © Crown Copyright 2006

## House Prices 2006

The land registry produces the most complete set of house prices to postcode level. It includes all sales in England and Wales whether or not they have been funded by a mortgage.

**Table 31. House Prices Average House Prices October - December 2006.**

|                          | Detached | Semi-detached | Terrace  | Flat     | Overall  |
|--------------------------|----------|---------------|----------|----------|----------|
| <b>Oswestry</b>          | £243,900 | £148,571      | £124,697 | £92,761  | £177,816 |
| <b>Shropshire</b>        | £275,307 | £170,422      | £148,556 | £128,119 | £200,648 |
| <b>West Midlands</b>     | £281,192 | £156,345      | £128,694 | £126,694 | £172,534 |
| <b>England and Wales</b> | £313,144 | £187,717      | £163,749 | £189,695 | £207,573 |

Source: HM Land Registry, © Crown Copyright 2007.

Table 30 shows average house prices for the fourth quarter in 2006 for various property types in Oswestry.

### Housing Affordability

The Joseph Rowntree Foundation study - Affordability and the intermediate housing market provides information on the difficulties that working households aged 20-39 experience in accessing home ownership. The analysis in the report is based on house prices for two and three bedroom properties 2004, derived from the Survey of Mortgage lenders.

- The average ratio of house price to household gross earned income in Oswestry is similar to the West Midlands and England. Table 31.

**Table 32. Affordability and the Intermediate Housing Market 2004**

| Local Authority | Number of Working households | Household Earned Annual Income | Mean House Prices | House Price to Income Ratios |
|-----------------|------------------------------|--------------------------------|-------------------|------------------------------|
| Oswestry        | 3,810                        | £26,865                        | £135,734          | 5.05                         |
| Shropshire      | 29,964                       | £34,107                        | £159,684          | 4.68                         |
| West Midlands   | 496,358                      | £35,088                        | £137,624          | 3.92                         |
| England         | 5,004,758                    | £38,996                        | £172,593          | 4.43                         |

Source: Joseph Rowntree Foundation (October 2005), © Crown Copyright 2007.

### Council Tax Bands

Dwellings are allocated to a council tax band depending on their selling value, with A being the lowest band and H the highest tax band. Council tax is made up of charges for services provided by Shropshire County Council, West Mercia Police Authority, Shropshire and Wrekin Fire Authority, the district council and the town or parish council.

**Table 33. Percentage of Dwellings in Each Council Tax Band.**

| Districts     | A     | B     | C     | D     | E     | F    | G    | H    |
|---------------|-------|-------|-------|-------|-------|------|------|------|
| Oswestry      | 29.7% | 26.0% | 16.9% | 15.2% | 9.1%  | 2.2% | 0.8% | 0.1% |
| Shropshire    | 19.0% | 25.7% | 20.9% | 14.5% | 10.7% | 5.7% | 3.2% | 0.3% |
| West Midlands | 31.7% | 25.0% | 19.2% | 11.0% | 6.9%  | 3.7% | 2.3% | 0.2% |
| England       | 25.2% | 19.4% | 21.6% | 15.2% | 9.5%  | 5.0% | 3.6% | 0.6% |

Source: Valuation Office Agency 2005, 19 September 2005, © Crown Copyright 2006.

## Development Trends and Land Markets Completions

### Completions

Class B is a combination of the Class B1- Business (which includes B1a – office, B1b – research & development e.g. laboratories, studios and B1c – light industrial), Class B2 - General Industrial and Class B8 - Storage & Distribution) use class orders.

**Table 34. Amount of floor space (sqm) developed for employment by type (B1a, B1b, B1c, B2 and B8) 1997 - 2007**

|              | 1997-1998   | 1998-1999    | 1999-2000   | 2000-2001   | 2001-2002    | 2002-2003   | 2003-2004   | 2004-2005   | 2005-2006   |
|--------------|-------------|--------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|
| <b>B1a</b>   | 0           | 38           | 876         | 910         | 149          | 2660        | 0           | 294         | 481         |
| <b>B1b</b>   | 0           | 0            | 0           | 60          | 0            | 0           | 52          | 0           | 120         |
| <b>B1c</b>   | 782         | 197          | 160         | 412         | 0            | 200         | 250         | 1484        | 2307        |
| <b>B2</b>    | 992         | 4914         | 1157        | 4549        | 6106         | 1968        | 3430        | 3521        | 5599        |
| <b>B8</b>    | 1519        | 5026         | 2317        | 1248        | 4028         | 394         | 348         | 0           | 985         |
| <b>Total</b> | <b>3293</b> | <b>10175</b> | <b>4510</b> | <b>7179</b> | <b>10260</b> | <b>5222</b> | <b>4080</b> | <b>5299</b> | <b>9492</b> |

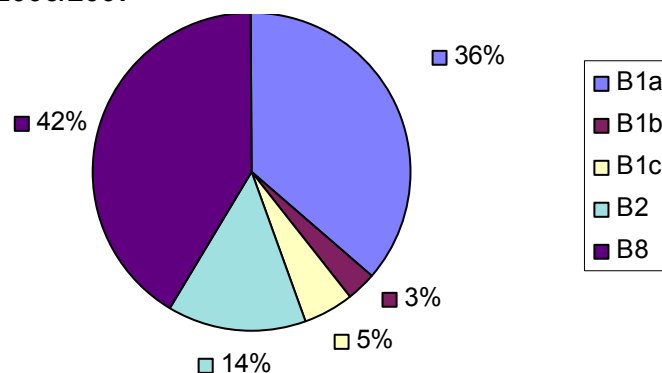
It should be noted that it is permitted development for Use Class Order B1 to change to B8, B8 to change to B1 and for B2 to change to either B1 or B8 where the gross floor space is less than 235 sqm. Due to this we are unable to monitor some of the smaller developments that take place across Shropshire.

It is also permitted development for movement between the B1 Use Class Order regardless of floor space; therefore it is not possible to accurately measure separately the amount of B1a, B1b and B1c it is of more use to look at the B1 Use Class Order as a whole.

**Table 35. Employment floor space completions 2006 – 2007 (sqm)**

| 2006-2007    |             |
|--------------|-------------|
| <b>B1a</b>   | 3051        |
| <b>B1b</b>   | 265         |
| <b>B1c</b>   | 406         |
| <b>B2</b>    | 1160        |
| <b>B8</b>    | 3500        |
| <b>Total</b> | <b>8382</b> |

**Figure 5 Class B employment land completions 2006/2007**



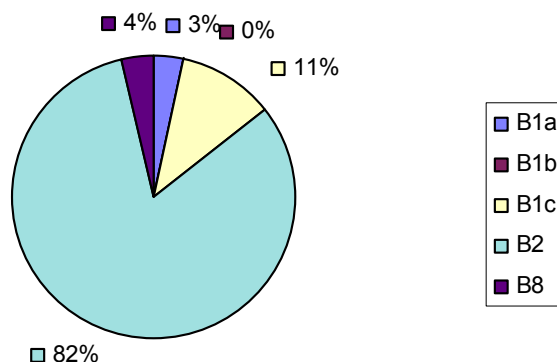
During 2006-2007 one individual site accounted for 5306sqm of the total completed floor space (2653sqm for B1a use and 2653sqm for B8 use). This was on land at the junction of Maes-y-clawdd Industrial Estate, Maesbury Rd.

**Table 36. Employment land available by type as at 1st April 2007 (site area hectares)**

This includes land which may currently be under construction

|              | <b>Outstanding Permissions</b> | <b>Allocations (adopted)</b> |
|--------------|--------------------------------|------------------------------|
| <b>B1a</b>   | 1.019                          | 0                            |
| <b>B1b</b>   | 0                              | 0                            |
| <b>B1c</b>   | 1.084                          | 2.27                         |
| <b>B2</b>    | 6.61                           | 18.40                        |
| <b>B8</b>    | 1.107                          | 0                            |
| <b>Total</b> | <b>9.82</b>                    | <b>20.67</b>                 |

**Figure 6 Outstanding employment permissions and allocated for B use employment land.**



Of the outstanding 9.820 hectares of employment land with planning permission only 0.246 hectares was under construction at April 2007. Of the remaining 9.574 hectares 59% has full planning permission and 41% has outline permission.

Class B2 accounts for 82% of the total outstanding amount, the largest site being a 12 hectare Greenfield site at Weston Farm, Oswestry.

Other large sites include 3.93 hectares at Rod Meadows Industrial Estate, Shrewsbury Road, Oswestry for a speculative mixed use development of B1 (business), C1/A3 (hotel and restaurant) and D1 (day nursery), 2.139 hectares for B2 use on land adjacent Maesbury Road/A483/Weston Lane, Oswestry for industrial development and 2.334 hectares at Lees Farm, Rednal where planning has been granted for the conversion of agricultural/former RAF buildings to industrial units (B2 use).

Further information can be found by viewing the Annual Monitoring Reports by the Planning and Landuse Monitoring Team at:

<http://www.shropshire.gov.uk/factsfigures/developmenttrends.gov.uk>

