

# Lisburn City

## Performance and outlook



LISBURN  
CITY COUNCIL

Spring 2009



REGIONAL  
FORECASTS

A DIVISION OF OXFORD ECONOMICS

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# 1 Introduction

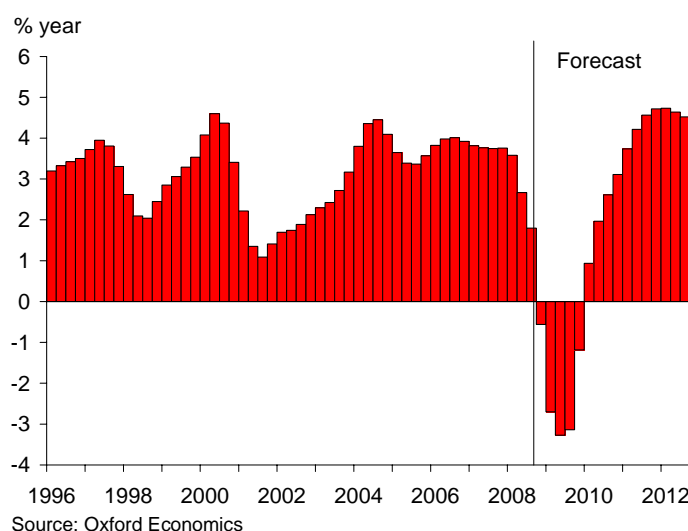
## Background

- Oxford Economics were previously commissioned by Lisburn City Council (in April 2007) to prepare a socio-economic analysis and profile of the Lisburn City Council area's economy, providing economic forecasts up to 2015 - 'Lisburn in focus - economic profile'.
- Following completion of the above research, Oxford Economics were commissioned in April 2009 to prepare a revised performance and outlook report for Lisburn City Council. Rather than update and repeat the material from the previous report, a more focussed and value added approach is taken. This report presents:
  - NI context – end of 'golden era';
  - Recap of Lisburn's past economic performance;
  - New data – how Lisburn has performed;
  - Updated forecasts – what has changed;
  - Looking ahead – baseline outlooks;
  - From aspirations to reality;
  - Risks and opportunities – today's assessment; and
  - Summary

## Why now?

- The contagion from the global credit crunch has placed almost all economies in a precarious position as the economic environment at a global; UK, RoI and NI level could hardly be more challenging.
- The onset / inevitability of the global recession have led to radical policy actions throughout the world and it has become a subject of feverish debate and press coverage.

**Figure 1.1: World GDP growth (April 2009)**



- The UK recession was initially characteristic of unwinding debt (much like in the US) but it is taking effect at a more rapid rate than might have been expected with a sharp collapse in the UK stock market and house prices. This has significantly impacted upon peoples' asset base which has led to further contraction in the levels of consumer spending. The collapse in wealth, inability to borrow to spend and increasing fears over unemployment has ultimately resulted in record low levels of confidence.
- Though more alarming has been the collapse in world trade. One of the key challenges for the world economy will be the protectionist tendencies as governments seek to manage the political consequences of recession. The UK's economic risk outlook has worsened significantly since mid-2008. As a major trading nation with an open economy, the UK is highly vulnerable to any downturn in world trade. As a result, the collapse in global trade levels in the final months of 2008 have deeply affected the UK, despite some competitive advantage offered by a drop in the value of sterling (which makes UK exports cheaper in local currencies).
- There are considerable uncertainties with respect to how the current economic crisis will play out, not least to the range of policy measure implemented i.e. fiscal and monetary actions, when normal levels of bank lending return, whether the economy will suffer a long period of deflation and to what degree consumers will re-tract and re-build savings ratios?
- Locally, the slow down has raised a number of questions for economists and policy makers, the answers to which will be important for Lisburn City Council to consider in planning ahead. For example:
  - Will the consistent rates of economic and employment growth previously witnessed ever return?
  - How long will Sterling remain weak and what impact will this have on exporting sectors?
  - Could industrial production return to the UK as a source of job creation rather than job loss?
  - How will migration be affected – will it be altered permanently?
  - Previous growth drivers – is the financial and business services growth model still valid?
  - What impact will a tighter public spending environment have?

## 2 NI context...end of 'golden era'

- The Northern Ireland economy, much in the same way as the rest of the UK, neighbouring RoI and almost all international economies, **has not escaped the current recession**, despite its large public sector providing a relatively safe source of well paid jobs.
- The extreme overheating of the property market witnessed in 2007 when average house prices peaked at £250,000 in Q3 (according to University of Ulster and Bank of Ireland) has led to a marked fall back for the economy. This has impacted the chain of employment through construction into retailing and elements of business services (real estate, legal services etc), the latter of which all depend upon house moves for business. This was 'stage 1' much of which was coming to NI regardless. More recently a fall in global demand, and the knock on impact of the construction downturn on sub-sectors producing materials for the construction industry (cement, concrete etc), has led to manufacturing job losses in many areas. This was 'stage 2' which pushed the economy into recession.
- Quarterly employee jobs data from DETI, though sometimes volatile, **clearly confirms the downturn with net jobs losses across construction, manufacturing, retail and professional services** (Table 2.1). As a result, total employment in NI has fallen by approximately 2 per cent between Q4 2007 and Q4 2008 while unemployment has risen (Fig 2.2).

**Table 2.1: NI quarterly change in employee jobs**

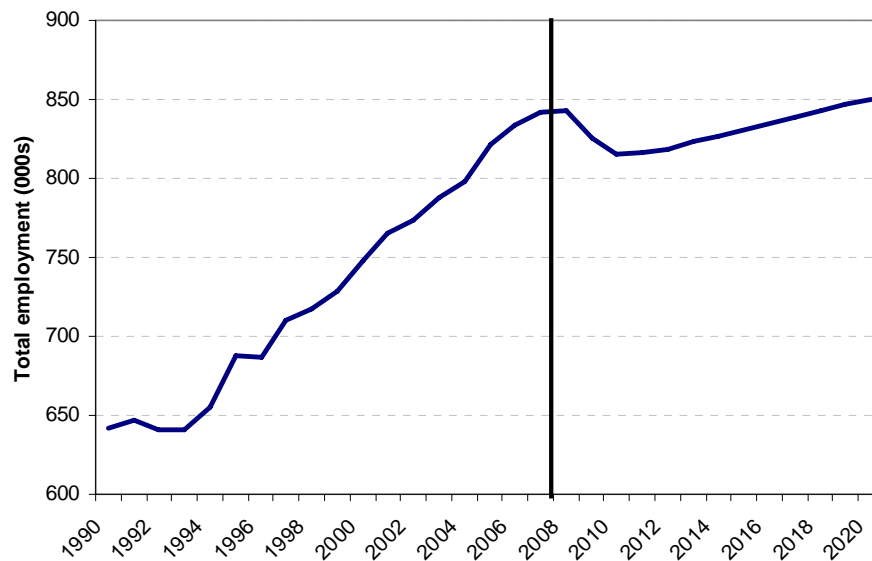
	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4
Manufacturing	1,080	-270	-100	-1,100	-1,660
Production & utilities	-60	-40	110	0	40
Construction	450	-750	-880	-1,770	-1,700
Transport	510	-60	-530	-40	340
Retailing & hotels	4,690	-4,980	1,390	-880	1,060
Financial services	130	140	-120	-360	160
Business services	-560	-210	-480	-1,370	-630
Public services	1,930	1,650	-810	-4,840	4,000
Other personal services	-890	20	520	-140	-140
<b>Total</b>	<b>7,290</b>	<b>-4,490</b>	<b>-900</b>	<b>-10,500</b>	<b>1,490</b>

Source: DETI

Note: Blue shading refers to employee job change greater than or equal to +1,000; red shading refers to employee job change less than or equal to -1,000.

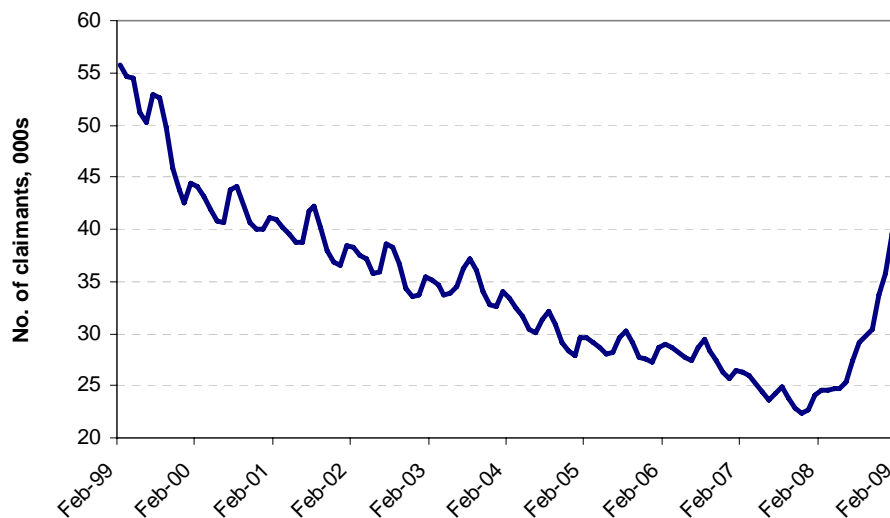
Note: Total job loss is made greater in Q3 2008 by the significant loss in public services, which includes public admin, education and health. This loss is largely accounted for in the education sector as temporary teachers / classroom assistants contracts run from June to September. This partly explains why much of the job loss within Q3 2008 is regained in Q4 2008

Figure 2.1: Total employment in NI



Source: DETI, Oxford Economics

Figure 2.2: Total unemployment in NI



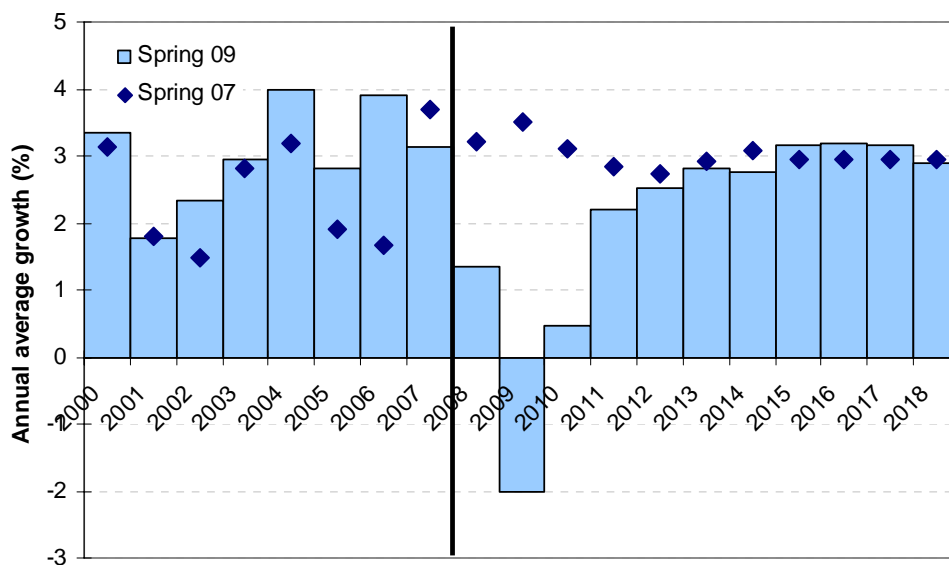
Source: NOMIS

- The extent of the slowdown in Northern Ireland is somewhat uncertain and is an area for debate. Over-exposure to retail and construction-led growth has led a number of economists to predict a more severe impact than for the UK as a whole.
- However, Oxford Economics consider (1) the fall in mortgage lending, which is broadly similar in levels to the drop-off in the UK as a whole and (2) the offsetting upside impact of the large public sector, and the retail boost from cross-border trade, as reasons to expect the slowdown to be of a similar, but not worse, extent than the UK average.
- **It is however evident that the economic conditions, performance and outlook in late 2008 are entirely different to those in the previous decade, and compared to those at the time of Oxford Economics previous profiling work for Lisburn City Council. The fall in Sterling has**

benefitted exporters (in addition to the fall in oil prices) however declining world demand and rising costs of imports have offset these benefits. Manufacturing job losses in Q4 2008 were particularly high equating to a loss of 1,660 jobs (Table 2.1).

- The temporary VAT cut to 15 per cent (though modest) and the fall in mortgage rates will have boosted the real incomes of many residents (especially those employed by or linked to the public sector where fears surrounding job security are less acute). However despite some residents becoming 'better off' as a result of the decisions made by the Bank of England to cut interest rates (currently at 0.5%), there is a downside risk that they will not be willing to spend the money 'saved' due to reduced consumer confidence. There is therefore a real risk of the economy being caught in a liquidity trap<sup>1</sup>.
- **It is almost certain that the economy will contract and further jobs will be lost, and future revisions to outlooks are likely to result in even weaker short-term growth predictions.** As Figure 2.3 shows, NI's economy is predicted to contract by approximately 2 per cent in 2009, and pending revisions may push this figure further into negative territory depending on how deep the recession becomes. NI is not expected to have a spectacular 'above trend' recovery phase due to its limited 'high profit' private services sector

Figure 2.3: Change in NI GVA growth forecasts



Source: Oxford Economics

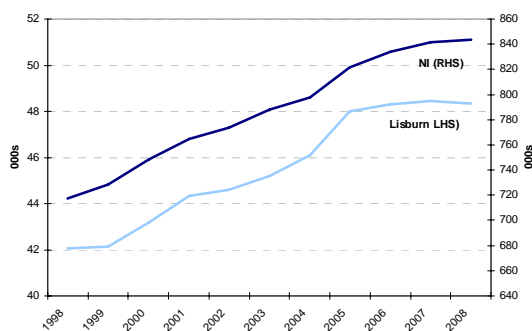
Note: Every release of GVA data undergoes revision. Since June 2007, there have been two new releases of GVA data. ONS Regional Accounts changed the methodology slightly in the last release (December 2008) with the biggest change being that FISIM (also known as the adjustment for financial services) is no longer published as its own separate series and is included within the actual sectoral data.

<sup>1</sup> A liquidity trap is a situation in monetary economics in which a country's nominal interest rate has been lowered nearly or equal to zero to avoid a recession, but the liquidity in the market created by these low interest rates does not stimulate the economy. In these situations, borrowers prefer to keep assets in short-term cash bank accounts rather than making long-term investments. This makes a recession even more severe, and can contribute to deflation.

### 3 Recap of Lisburn's past economic performance

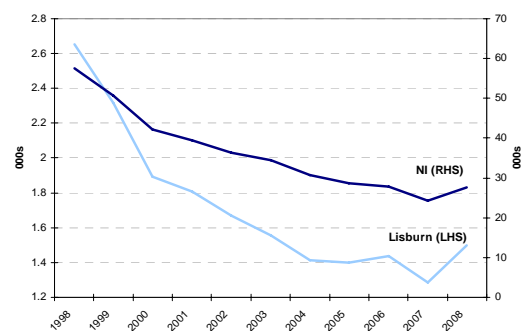
- **Over the past decade Lisburn enjoyed the same consistent job creation as NI**, albeit with a major loss of approximately 700 jobs in HM Forces in 2006 which offset growth in other sectors (Figure 3.1). These new employment opportunities resulted in the numbers **unemployed nearly halving between 1998 and 2004** (Figure 3.2).
- As the Lisburn economy reached something approaching close to full employment by around 2004, the net out migration experienced in Lisburn (Figure 3.4) was reversed **and by 2005 / 2006 it was attracting approximately 1,000 more people than it lost each year**. Although the official migration data shown in Figure 3.4 is correct, Oxford Economics have reservations over its accuracy. There is little doubt that migration has fallen since the peak in 2006, however the severity of the fall in 2007 seems unlikely given the level of economic activity and house building in the area at that time.

**Figure 3.1: Total employment over the last decade**



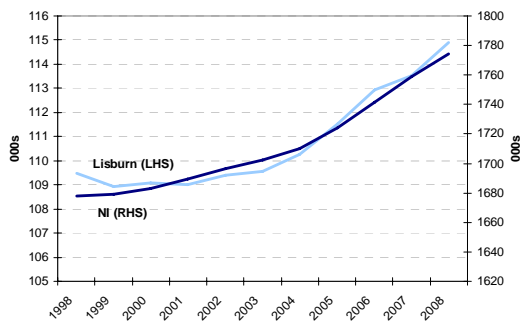
Source: DETI, Oxford Economics

**Figure 3.2: Total unemployment over the last decade**

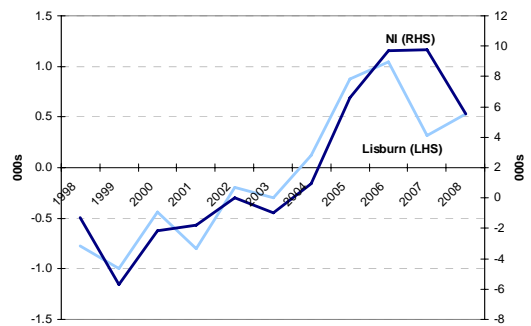


Source: NOMIS

- Over the decade to 2008, total employment grew by 7,000 jobs, driven by three main sectors:
  - Health which grew by 2,430 jobs;
  - Retail / distribution which grew by 1,930 jobs; and
  - Business services which grew by 1,720 jobs.
- In addition, **while the regional economy continued to shed jobs in manufacturing, Lisburn experienced a net increase of 371.**
- However, like the regional economy, Lisburn was destined to experience a housing market correction and the legacy of unsustainably high levels of debt. The global financial downturn discussed in the previous section sped this up and spread the 'impact' beyond the housing and related sectors. **By 2008, employment had already contracted by an estimated 0.3% or 144 jobs.**
- Predictably unemployment jumped by over 200 people in the same year (note: employment numbers in Oxford Economics' models are mid year). Latest labour market data shows that **the numbers claiming unemployment benefit in Lisburn has risen again to 2,386 by February 2009, a rise of 91 per cent since February 2008.**

**Figure 3.3: Total population over the last decade**


Source: NISRA, Oxford Economics

**Figure 3.4: Total migration over the last decade**


Source: NISRA, Oxford Economics

**Table 3.1: Sectoral job change over the last decade**

	Lisburn			NI
	1998	2008	% growth (98-08)	% growth (98-08)
Agriculture	0.7	0.4	-39.1	-24.5
Manufacturing	6.0	6.4	6.4	-17.1
Utilities	0.1	0.1	-29.2	-22.6
Construction	2.1	2.8	33.1	46.0
Distribution	7.2	9.1	26.8	28.9
Hotels & restaurants	2.1	2.1	0.6	24.0
Transport	1.5	0.9	-38.4	28.8
Financial intermediation	0.4	0.6	44.0	32.2
Business services	2.0	3.7	87.5	90.6
Public admin	4.3	3.7	-13.8	-0.2
Education	2.4	2.9	20.2	12.6
Health	3.7	6.1	66.1	24.9
Other personal services	1.3	1.8	46.8	22.8
<b>Total</b>	<b>33.7</b>	<b>40.7</b>	<b>20.7</b>	<b>18.5</b>

Source: DETI Census of Employment, Oxford Economics

Note: Blue shading refers to growth 5% (or greater) above NI growth; red shading refers to 5% (or greater) below NI growth

## **Jobs – City Centre, Outer Urban, Rural Dimension....**

### **City Centre**

The major sectors within Lisburn's city centre are health and retail which account for 31.4 per cent and 21.6 per cent respectively of total employee jobs within the area (Table 3.2). Financial and business services are still relatively small for a city centre, equating to 11 per cent of total employee jobs. This is partly due to unsuitable / limited office space offering coupled with the lack of hotel accommodation within the area (though a Premier Inn is currently being built near the Lagan Valley area).

Employee job growth between 2005 and 2007 has been stronger in the city centre than the outer urban and rural areas of Lisburn as one would expect, equating to just over 1,000 jobs. Almost half of this job growth has been accounted for within the Tonagh ward of the city centre which contains the Bow Street Mall as well as other private retail stores.

### **Outer Urban Lisburn**

The outer urban area contains the most jobs of the three geographies, equating to just over 16,000. Half of these jobs are located in Blaris / Sprucefield, Knockmore and Derryaghy. The major sectors are retail (30.1%) and manufacturing (20.4%) with large employers such as Sainsburys, Marks and Spencer, Corus Steel and Coca-Cola located within the outer urban area.

Employee job growth between 2005 and 2007 in outer urban Lisburn has almost been on par with city centre job growth, equating to just over 800 jobs. The majority of this job growth has been accounted for within the Knockmore ward of the outer urban area which can be explained by the relocation and development of the new Coca-Cola plant in 2006.

### **Rural Lisburn**

The major sectors within rural Lisburn are manufacturing and retail which account for 25.3 per cent and 14.1 per cent respectively of total employee jobs within the area (Table 3.2). Public administration and defence is also a key sector for employment within the area, accounting for over 1,000 jobs in 2005.

Between 2005 and 2007, rural Lisburn experienced a job loss of just over 1,300 within Dromara, Hillsborough, Maze, Lambeg, Moira and Maghaberry. Much of this loss (approximately 800 jobs) occurred in the Maghaberry ward which can be partly explained by the process of demilitarisation which took place within the area over this period. However, much of the loss was somewhat offset by the job growth in the other wards within the rural area, equating to job creation of just over 1,100. Over half of the jobs created were within the Ballinderry and Hillhall wards which have a mix of manufacturing and retail firms i.e. in car sales and food services.

**Table 3.2: Distribution of sector jobs by area (2005)**

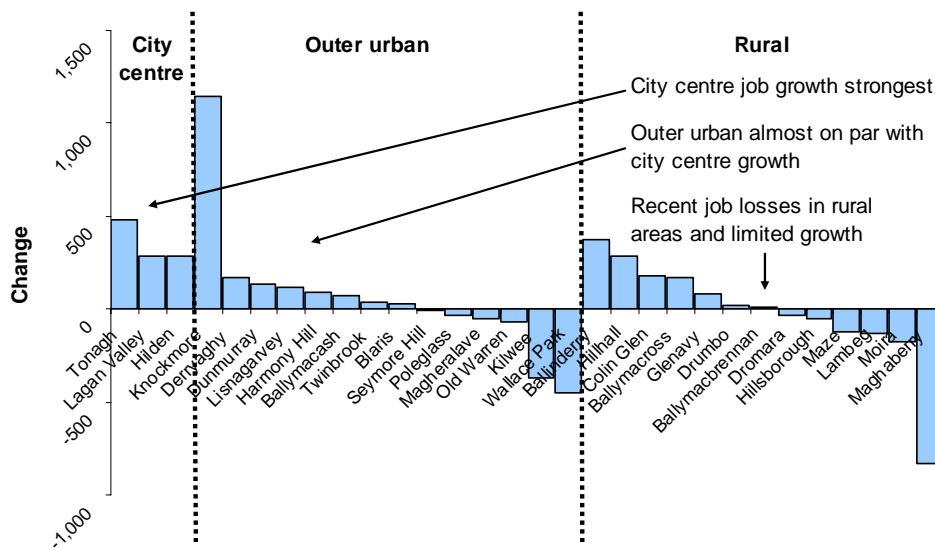
	City centre	Outer urban	Rural Lisburn
Manufacturing	1.1%	20.4%	25.3%
Construction	1.9%	7.5%	10.5%
Wholesale & retail	21.6%	30.1%	14.1%
Hotels	7.1%	3.6%	6.2%
Transport & communications	3.2%	1.4%	2.2%
Financial services	2.3%	0.8%	0.7%
Business services	11.0%	4.6%	10.4%
Public administration & defence	8.5%	7.3%	11.1%
Education	6.1%	10.5%	5.6%
Health	31.4%	9.8%	5.9%
Other services	5.2%	3.4%	4.5%
Other sectors (not disclosed)	0.7%	0.6%	3.5%

Source: DETI Census of Employment, Oxford Economics

Note: Blue shading refers to dominant employment sectors within each area

Note: Self-employed figures by ward are not available; therefore percentages are not of total employment but total jobs by area

**Table 3.3: Lisburn total employee jobs (2005-2007)**



## 4 New data – how has Lisburn performed...?

New data for a number of key indicators has been released since the submission of earlier reports by Oxford Economics to Lisburn City Council. This new data includes, among others:

- DETI Census of Employment sectoral employee jobs – 2007;
- GVA – 2007 (at NUTS 3 level);
- Population and migration data – 2007;
- House price data – 2008; and
- Claimant unemployment - up to February 2009.

This new data is presented below to show how Lisburn has performed in recent years and how the conclusions drawn from previous profiling work differs in light of new available data.

### Latest economic developments....

- **Weaker demographics:** Lisburn's population grew between 2006 and 2007 by 0.5%, which is relatively small when compared to growth in other local councils. The population growth of an area is dependant on its level of migration and natural increase. Lisburn's population growth is similar to the growth experienced in other cities such as Derry and Belfast suggesting higher levels of migration into industrial locations such as Dungannon and Craigavon. Figure 3.4 in the previous section shows a significant decline in Lisburn's migration between 2006 and 2007, if it had continued to grow at its 2006 level population growth would have been stronger. However, it is hard to believe that migration fell so dramatically over this period given the numerous major housing developments that were being built in Lisburn at that time i.e. Causeway Meadows and Thaxton Village.
- **Official data lower than expected:** Figure 4.3 shows that net migration in Lisburn in 2007 equated to just over 300, of which approximately half was accounted for by international migrants. Domestic migration is the residual of net migration and international migration. This means that Lisburn had positive domestic migration in 2007 i.e. more people moving into in the area increasing the level of net migration. It is important to note that Oxford Economics have reservations surrounding the accuracy of Lisburn's net migration data given existing knowledge of housing activity in the area at this time.
- **Job growth no better than average:** Lisburn experienced job growth of just over 4 per cent between 2005 and 2007. This can be partly explained by the slower population growth in Lisburn over this period. Job growth has been greater in local councils where jobs have been created in manufacturing, retail and construction sectors (for example in Armagh, Dungannon and Cookstown).
- **Unemployment rising:** Unemployment in Lisburn has followed a similar pattern to the trend in Northern Ireland and it has been on the rise since the beginning of 2008.
- **House price correction:** Lisburn properties were even more expensive at the peak of the market in mid-2007 than properties in Belfast (according to UU house price data). Lisburn would have been an attractive location for investors to purchase buy-to-let properties given its proximity to Belfast City and its excellent access to the Belfast-Dublin corridor. Figure 4.6 shows how house prices in Lisburn started to fall at the beginning of 2008 and how they have plummeted at a far faster rate than Belfast and NI. This can be partly explained by the massive number of new build



## 5 Updated forecasts – what has changed...?

The major differences with Lisburn's previous forecasts are outlined below:

- Total population is greater by 1,600 in 2018, which is due almost entirely to a higher estimated natural increase than previously forecast (which is based on official NISRA birth and death rate assumptions). Working age population is lower by 1,300 as a result of a revised and steeper decline in net migration.
- Total employment is lower by 6,000 in 2018 (Oxford Economics did not predict the recession before large short-term losses) which is in part due to a lower working age population and resident employment level. However, a case of more people, less jobs can be explained by reduced employment opportunities, not only in Lisburn but across Northern Ireland. There is no point travelling further afield to find employment if the opportunities do not exist, therefore if people are unable to find employment elsewhere this could result in a greater demand for benefits.
- Claimant unemployment in Lisburn is greater by 1,200. In recent years, claimant unemployment has been relatively low in NI and its sub-regions, due to a prolonged period of employment growth driven by consumer debt. The nature of this growth however was unsustainable over the longer term and the global downturn acted as a catalyst for a correction in the housing and retail markets. Claimant unemployment is expected to remain higher than previously forecast as a result of costs cutting exercises by local employers and subdued rates of employment growth in the future.
- Workplace weekly wages are £27.0 lower by 2018, which can be explained the rising number of job losses, fewer employment opportunities and reluctance of employers to increase their cost base.

**Table 5.1: Change in outlook (2018)**

	Previous forecast - Spr 2007 (2018)	Current forecast - Spr 2009 (2018)	Difference
<b>Demographics</b>			
Total population (000s)	123.8	125.4	1.6
Working age population (000s)	81.0	79.7	-1.3
<b>Labour market</b>			
Total workplace employment (000s, jobs)	55.8	49.8	-6.0
Resident employment (000s)	61.6	55.7	-5.9
Resident employment rate (%)	76.0	71.9	-4.1
Net commuting (000s)	-13.1	-12.1	0.9
Claimant unemployment (000s)	1.4	2.6	1.2
<b>Wages</b>			
Average weekly wages (£, workplace)	615.7	588.8	-27.0
Average weekly wages (£, resident)	648.0	637.5	-10.5

Source: Oxford Economics

## 6 Looking ahead – baseline outlooks

Baseline outlooks for Lisburn's key demographic and economic indicators are presented below – the baseline, or central case scenario, is considered by Oxford Economics to be the most likely outcome for the local economy in a 'policy neutral' environment, given prevailing global, industry and UK economic outlooks. (As such potential development plans are not included e.g. Maze, Sprucefield, etc – see report 4 discussion of Oxford Economics' previous work).

For ease of comparison, outlooks (Spring 2007) presented in the 'Lisburn in Focus: economic profile' (report 1 of 4) are shown alongside the latest Oxford Economics LOMAD forecasts (Spring 2009) to illustrate 'what has changed'. As LOMAD is linked to Oxford Economics' full suite of industry and country models, this ensures that global and national factors such as oil prices, exchange rates, interest rates, sectoral demand etc are fully incorporated into the outlooks for Lisburn. Additional sectoral employment charts are included in Annex B.

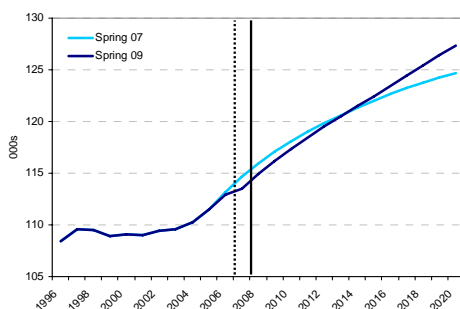
The key messages from the outlooks are:

- Continued strong growth in demographics despite the predicted tail off in net migration. Given tighter migration policy combined with the job losses / fewer job opportunities and a weaker Sterling (thus reducing the value of expatriated earnings) migration is expected to be much lower over the next decade. **A growing working age population but weakening economy poses a major employment challenge for Lisburn**, as well as many other local economies.
- **Job losses are predicted across several sectors during the downturn phase** – construction losses are well-known and already occurring, which are having an impact on manufacturing (as a result of falling global demand and a drop in demand from the construction sector – e.g. manufacturers of tools and machinery for house building, aggregates of production etc). However, **an upside risk to this forecast is that jobs are created within the construction sector as a result of potential developments being agreed to start during the forecast period, such as the Maze Development or John Lewis store at Sprucefield** (which would also create jobs over the forecast for retail and distribution).
- There has also been a **significant downward revision in the forecast for professional services employment**. The impact of the credit crunch on the financial sector and wider economy effects on business services, particularly those services driven by house sale transactions (e.g. real estate, legal services etc) have been factored into the revised outlook for the sector. **The weakening forecast suggests that the professional service / office growth model aspired to in many local areas, especially in cities, was too narrowly focussed thus emphasising the importance of diversified growth opportunities.**
- **Level of employment in agriculture is not expected to fall** – current forecast illustrates a sustained level of employment growth in agriculture, which is markedly higher than previously estimated (Fig 6.4). Given the lower value of Sterling, **it is a good time to do business globally as the cost of UK exports have become cheaper abroad. In addition, a weak Sterling will also increase the cost of imports, making home produced goods more attractive to consumers** (a process known as import substitution which relies on there being UK / NI products available to compete with foreign goods, which is not always the case). However, a **potential downside to the weaker currency in today's market is that the competitive advantage it**

provides will be blunted by the slowdown in world trade (though this is less so with 'basic necessity' commodities such as food).

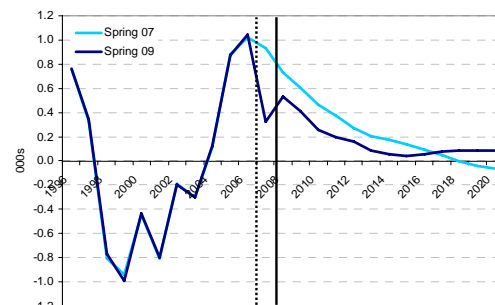
- Throughout the turbulent years ahead for the economy, **public sector employment is predicted to provide a stable 'buffer'**. Despite the more modest rates of growth forecast in Spring 2007 and the tightening fiscal conditions, health and education remain high on the list of Government spending priorities. In the longer term, a deep recession may squeeze this and risks need to be considered.
- The net effect of the demographic and sectoral employment forecasts is a sharp fall in **Lisburn's resident employment rate during the downturn phase (2008-2010), offsetting some of the hard-earned progress of the last decade**. This is as a result of **job loss / lack of job creation and a growing working age population** (despite weaker migration growth in the future).
- The correction in the housing market has already begun. Predicting when it will bottom out is extremely challenging (many commentators suggest that the new build market has already bottomed out but resale property prices still have some capacity to fall further). However perhaps the more important forecast is the future house price growth rates likely to be enjoyed when the pick-up starts. **It will take until approximately 2019 for prices to return to their 2007 peak** (and even longer if house prices were measured in real terms) in Oxford Economics' base case.
- Finally, Fig 6.13 serves to highlight how the Lisburn economy has changed significantly in the last two years, moving from a 'golden era' of rising levels of job creation and growth, to the 'downturn phase' bringing with it massive job loss and significant negative growth. The forecasts show that over the 'longer-term return to stability', Lisburn is never expected to achieve the peak level of growth experienced in 2004.

**Figure 6.1: Total population**



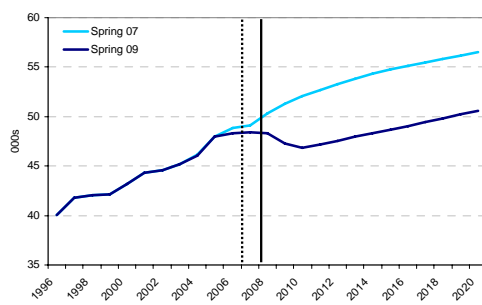
Source: NISRA, Oxford Economics

**Figure 6.2: Net migration**



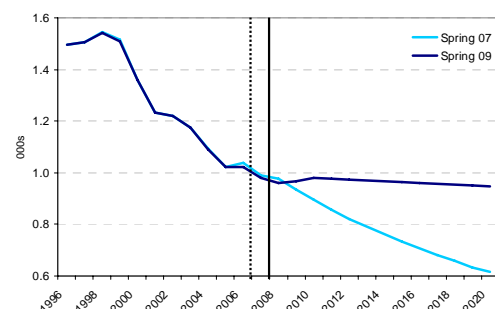
Source: NISRA, Oxford Economics

**Figure 6.3: Total employment**



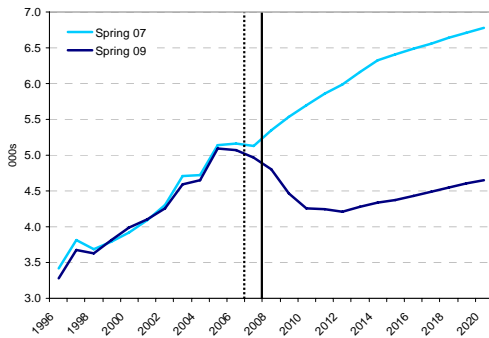
Source: DETI, Oxford Economics

**Figure 6.4: Agriculture employment**



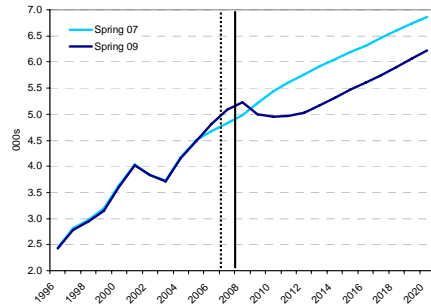
Source: DETI, Oxford Economics

**Figure 6.5: Construction employment**



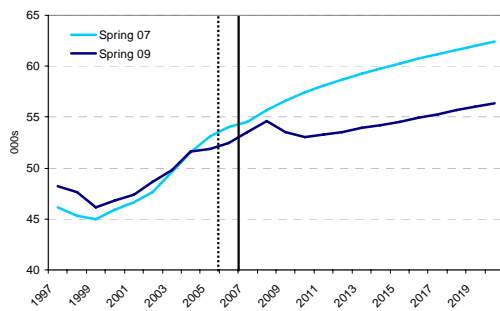
Source: DETI, Oxford Economics

**Figure 6.6: Professional services employment**



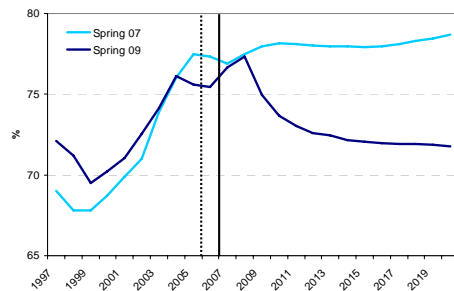
Source: DETI, Oxford Economics

**Figure 6.7: Resident employment total**



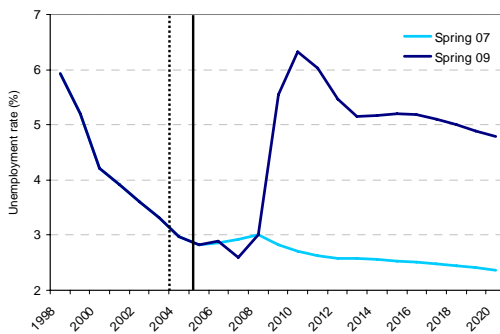
Source: Census, LFS, Oxford Economics  
Note: Methodology change has revised historical data for resident employment

**Figure 6.8: Resident employment rate**



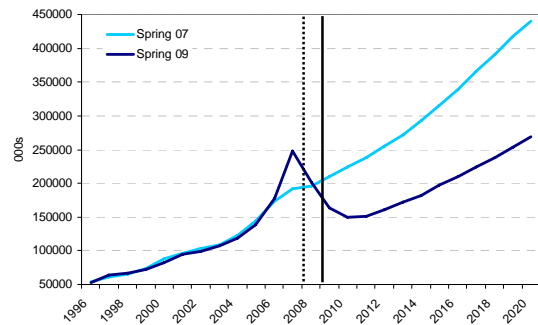
Source: Census, LFS, Oxford Economics  
Note: Methodology change has revised historical data for resident employment

**Figure 6.9: Unemployment rate**



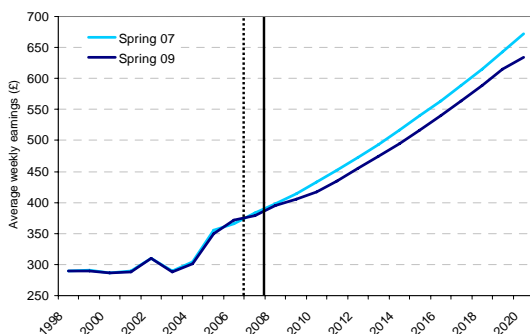
Source: LFS, Oxford Economics

**Figure 6.10: Average house prices**



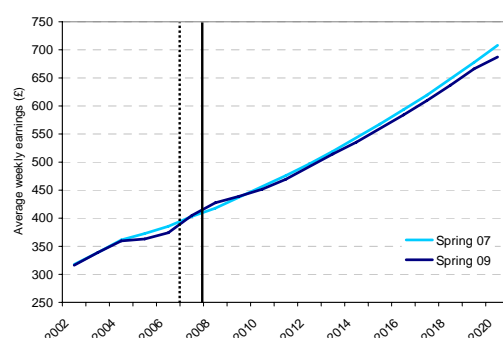
Source: UU, Oxford Economics

**Figure 6.11: Workplace wages**



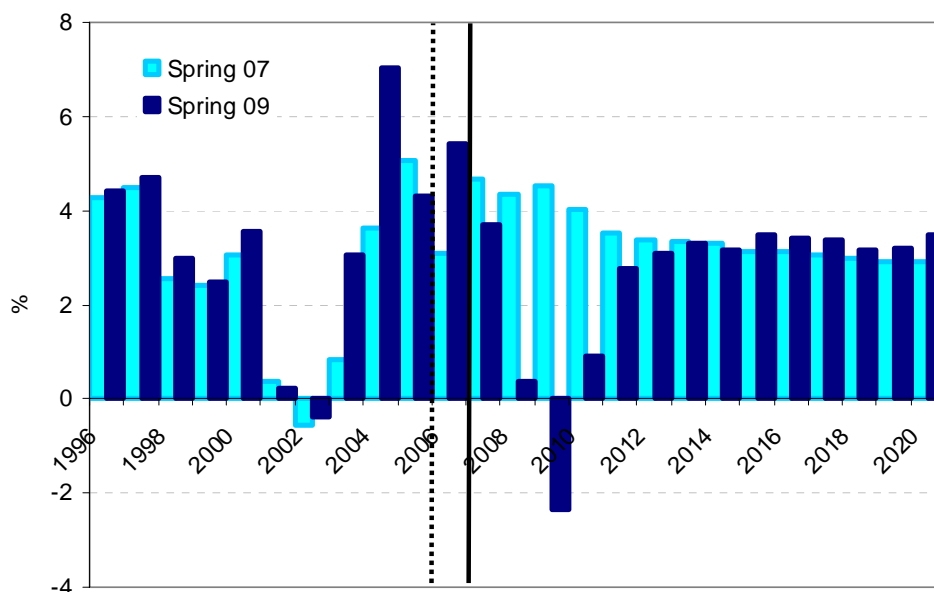
Source: ASHE, Oxford Economics

**Figure 6.12: Resident wages**



Source: ASHE, Oxford Economics

Figure 6.13: GVA growth



Source: Oxford Economics

Note: Since June 2007, there have been two new releases of GVA data. It is also important to bear in mind that ONS Regional Accounts changed its methodology since its last release in December 2008

Note: The dotted line represents the point up until actual data is available and the solid line represents the point from which data is forecast on charts 6.1 – 6.13. For example, house price data is available up until 2008; therefore forecasts are produced for 2009 onwards.

Figure 6.14: Summary of Lisburn's outlook (Spring 2009)

	Golden era 1998-2008	Downturn phase 2008-2010	Recovery & longer term return to stability phase 2010-2018
<b>Demographics</b>			
Total population			
Change (000s)	5.4	2.4	8.1
Change (annual %)	0.5%	1.0%	0.8%
<b>Employment</b>			
Total employment			
Change (000s)	6.3	-1.4	2.9
Change (annual %)	1.4%	-1.5%	0.8%
<b>Manufacturing</b>			
Change (000s)	0.4	-0.3	-0.8
Change (annual %)	0.6%	-2.6%	-1.6%
<b>Retailing &amp; hotels</b>			
Change (000s)	1.9	-0.4	1.3
Change (annual %)	1.7%	-1.7%	1.2%
<b>Construction</b>			
Change (000s)	1.2	-0.5	0.3
Change (annual %)	2.8%	-5.8%	0.8%
<b>Professional services</b>			
Change (000s)	2.3	-0.3	0.9
Change (annual %)	5.9%	-2.7%	2.2%
<b>Public sector</b>			
Change (000s)	2.8	0.3	1.1
Change (annual %)	2.3%	1.0%	1.0%
<b>Resident employed</b>			
Change (000s)	7.0	-1.5	2.6
Change (annual %)	1.4%	-1.4%	0.6%
<b>House prices</b>			
Change (£000s)	135	-53	89
Change (annual %)	11.8%	-14.0%	6.0%

Source: Oxford Economics

## 7 From aspirations to reality

- Recent growth in the Northern Ireland economy was fuelled by booming construction and retail sectors. Normalisation and low rates of interest sustained a boom in the housing market and high levels of consumer spending. However as the region's savings ratio fell and the levels of debt soared, these drivers of growth could not be maintained. The downturn in the global economy merely quickened the inevitable correction and moreover extended the 'sectors of impact' beyond frontline or downstream housing related sectors.
- Looking forward, **a local recovery cannot be lead by construction and retail. Instead it will require an export lead approach.**
- Although the global economy is in the midst of recession, international leaders have made recovery and reform of the global economy their number one target. The G20 leaders met recently in London to discuss the options available and to agree a collective way forward.

*"Together with the measures we have each taken nationally, this constitutes a global plan for recovery on an unprecedented scale." (G20 statement)*

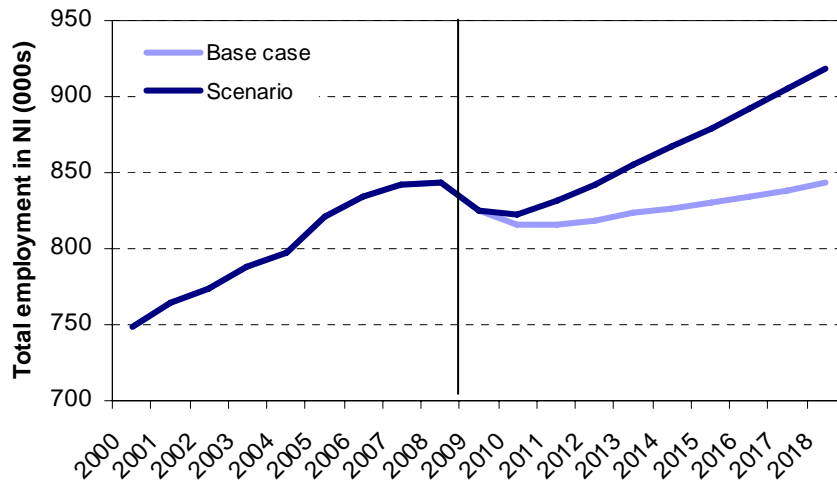
- This unprecedented joined up approach in tackling the economic challenges could potentially result in a faster global recovery, from which Northern Ireland can enjoy the benefits.
- At present therefore, the world's major Governments are committed to finding a faster path to recovery and they are aided by relatively cheap money, falling rates of inflation and low oil prices.
- This scenario assumes policy makers are successful, and demand for local exports drives future growth in the region.
- Table 7.1 below presents the likelihood of this scenario compared to the base case results presented in the previous section. Oxford Economics believe that there is at least a one in four chance that this export led scenario could happen. Likewise we feel there is an equal chance that the current downturn could be deeper than predicted. Finally we feel that there is only a 10% chance that the downturn would last longer than predicted in the base case.

**Table 7.1: Likelihood of this scenario**

	Base case	Export led scenario	A 'harder fall' (deeper shaped growth)	Longer period of downturn
Likelihood	40%	25%	25%	10%

- In our export-led scenario, total employment in Northern Ireland takes 4 years (rather than 7 under the baseline) to recover to 2008 levels.**

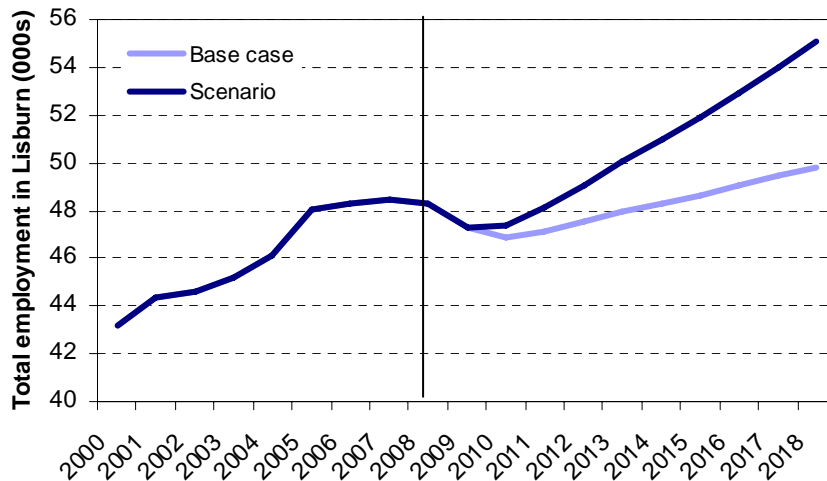
Figure 7.1: Total employment in Northern Ireland (baseline versus scenario)



Source: Oxford Economics

- Lisburn's recovery is slightly slower than the regional average, taking 5 years for employment levels to return to 2008 levels (Figure 7.2).

Figure 7.2: Total employment in Lisburn (baseline versus scenario)



Source: Oxford Economics

- Under our base case scenario total employment in Lisburn grows by just over 1,500 over the period 2008-18 (see Table 7.2). However under our export lead growth scenario, this rises to over 6,700.

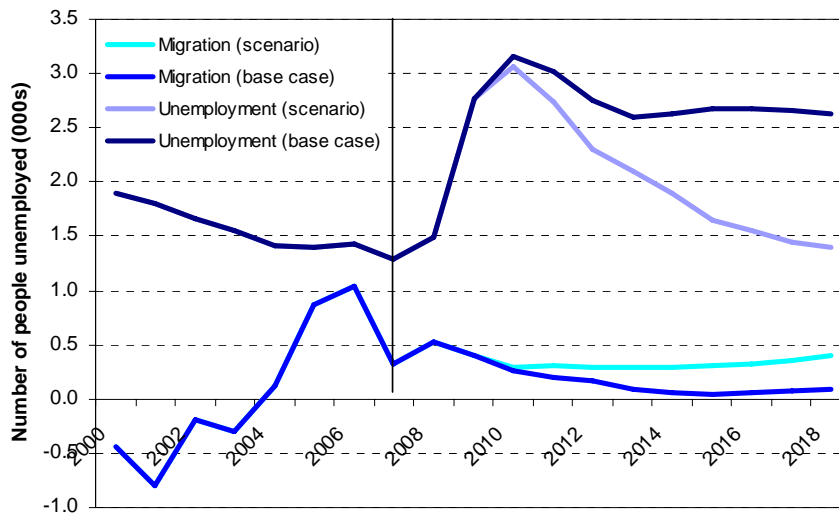
**Table 7.2 Sectoral employment growth in Lisburn 2008-2018**

	Base case		Scenario	
	2008-18		2008-18	
	No.	%	No.	%
Agriculture	-7	-0.8	164	17.1
Extraction	-19	-20.7	-19	-20.7
Manufacturing	-1,114	-16.5	-221	-3.3
Elec, Gas & Water	6	6.2	6	6.2
Construction	-260	-5.4	178	3.7
Distribution	584	5.6	1,714	16.5
Hotels and restaurants	265	11.2	644	27.1
Transport & comms	12	1	245	23
Financial services	7	1.0	141	19.5
Business services	665	14.7	1,870	41.5
Public admin	-18	-0.5	26	0.7
Education	249	7.8	291	9.1
Health	1,149	17.1	1,247	18.6
Other personal services	6	0.3	446	21.2
HM Land Forces	0	0.0	-13	-1.5
<b>Total employment</b>	<b>1,511</b>	<b>3.1</b>	<b>6,721</b>	<b>13.9</b>

Source: Oxford Economics

- At a sectoral level, employment growth in Lisburn in the scenario is driven by business services and distribution. Employment in both sectors is forecast to grow by over twice the rate experienced under the base case scenario. Collectively they create over 3,580 new jobs (an additional 2,336 when compared to the base case).
- In addition, the **global recovery has increased demand for Lisburn's industrial exports** and this is reflected in a slow down in the contraction of manufacturing employment (safeguarding approximately 890 jobs when compared to the base case).
- The higher employment levels and increased wealth (and likely increase in international visitors) is estimated to create an additional 379 new jobs in the hotels and restaurants sector when compared to the base case.
- Public sector employment is estimated to improve marginally, driven by a growing population.
- As a result of this increase in demand for labour, unemployment in Lisburn is forecast to fall (by 1,370) from 2,840 in 2009 to a level reminiscent of that enjoyed in 2007 (see Figure 7.3).

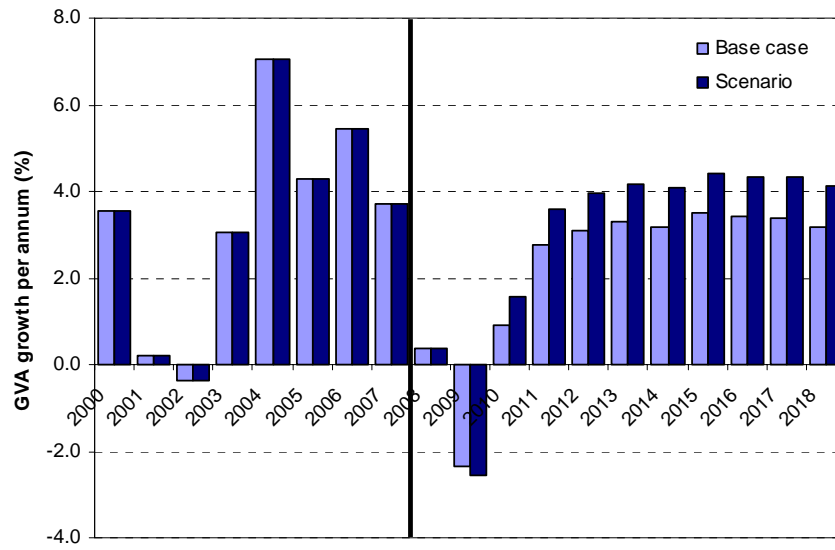
Figure 7.3: Unemployment and migration in Lisburn



Source: Oxford Economics

- Given the sectoral composition of employment creation under our export led growth scenario, we estimate that approximately 634 jobs will be taken up by migrants. As a result, **migration is expected to remain positive at around 320 people a year from 2010 to 2018**, approximately 200 more per year when compared to our base case.
- The remaining 3,200 jobs created over and above the base case scenario, are assumed to be taken up by commuters (both into Lisburn and current out-commuters changing jobs) and the inactive.
- The overall result is that **Lisburn's GVA growth under the export led growth scenario is expected to outstrip that estimated in the base case by an average 0.9 percentage points a year** (over the period 2010 to 2018).

Figure 7.4: GDP growth in Lisburn (base case versus scenario)



Source: ONS Regional Accounts, Oxford Economics

## 8 Risks and opportunities – today's assessment

In light of the revised outlook, the table below (Table 8.1) outlines the risks and opportunities facing NI and Lisburn which are important for the council to consider when planning for the future.

**Table 8.1: Summary of risks and opportunities**

RISKS	OPPORTUNITIES
<p><b>Strategies and plans out of date:</b> What does Lisburn need in areas such as Laganbank, Sprucefield, Blaris and the Maze? – there is a need to think longer-term.</p> <p>Given the downturn, it would be easy to lose sight of a future vision for Lisburn, and concentrate all efforts on reacting to local short term issues. Although the current recession may be different in nature, the economy will recover and Lisburn City Council should ensure that the local economy is capable of maximising future growth.</p> <p>Given the uncertainty of recovery, it is difficult to predict and quantify future demand for office, retail and leisure space. Demand for tourist attractions and accommodation will also be difficult to estimate with any degree of certainty. Lisburn City Council should therefore ensure they work towards an overall vision of a scalable core city development for the future. The provision of leisure / entertainment facilities, office space, (mixed use development) and regeneration projects should all be considered. However thought should be given to a phased approach to investment across the city as a whole i.e. city centre, Laganbank, Sprucefield, Blaris and the Maze.</p> <p>Therefore rather than having vacant business accommodation and underutilised attractions, the Council could develop some and prepare potential development sites such as the Maze with necessary infrastructure i.e. roads, electricity, lighting etc so it is ready for future development / proposals when the economy recovers and more public finance is awarded. Such an approach would also stimulate job creation in the short term.</p>	<p><b>Make the most out of a bad situation:</b> As a result of the fall in world demand, material costs and labour have become much cheaper. If the council has any development plans that could be brought forward sooner rather than later, this would ensure greater value for money. Assets are also cheap, so now is a good time for public acquisition for strategic purposes and public infrastructure.</p> <p>In this light, Lisburn City Council should consider fast-tracking any major developments for job creation in the short term that will also be viable in the longer term e.g. office space in Laganbank. The council and its partners should consider potential acquisition opportunities and ownership by an appropriate body of high profile vacant, disused sites / buildings to mitigate against the negative impacts of derelict land / properties that could be utilised for public use.</p>

RISKS	OPPORTUNITIES
<p><b>Consumer spending:</b> Will it return – when and how? Given the conditions within the UK banking system and the impact it is having on consumer spending (as borrowing remains a challenge) combined with peoples' fear surrounding job security and the depreciation in assets i.e. house prices, people feel less wealthy and it is unlikely that consumer spending will pick up until the economic environment moves towards recovery and even then attitudes may have changed for a generation.</p> <p>As such, the future model of growth will not be built on retail and construction. Tomorrow's successful economies will be characterised by having a strong export orientated focus. Consequently, this will provide a diverse sectoral base.</p> <p>Lisburn City Council should therefore continue to encourage local companies to look further afield for new markets. It could also continue to ensure that appropriate information is available to local companies such as the types of support available to export companies, upcoming trade missions, etc.</p> <p>In addition tourism can also be developed as a source of external demand for local goods and services. As such, the Council could aim to strengthen Lisburn's image by ensuring there is a mix of attractions and places to stay. This would also support the development of the local night-time economy.</p>	<p><b>Money is cheap:</b> If people have money or can get it, now is the time to invest in the relative cheap assets (e.g. shares) available on the market. This could also be extended to capital projects within certain firms.</p> <p>The Council has a role to play in ensuring that local companies see past the 'doom and gloom' headlines and are well informed to make rational business decisions.</p>
<p><b>Construction and retail:</b> Are they still viewed as leading sectors of growth? This can no longer be the case unless 'infinite borrowing' becomes available i.e. for builders to build and consumers to spend.</p> <p>Construction and retail will remain areas for future growth in Lisburn, however they are likely to be on a much smaller scale than over the past decade (especially given the tighter lending conditions imposed by financial institutions across the UK). One potential driver for these sectors is the John Lewis store. However, there is a risk that if the plans for the location of a John Lewis store in Lisburn do not go ahead the city's image will be dented (reiterated by the fact that the development plans for the location of the National Stadium at the Maze were turned down last year).</p>	<p><b>Export conditions are good:</b> Given the lower value of Sterling, UK exports have become cheaper, so it is a good time to do business globally. Another advantage to this is that imports have become more expensive which could help boost the home produce market.</p> <p>Now is a good time for Lisburn City Council to move its International Competitiveness Programme up a gear by assisting local companies who have an interest in or who are already involved in developing new / existing business opportunities in the international market as the weak Sterling presents an opportunity to strengthen business relationships and attract new business for local providers</p>

<b>RISKS</b>	<b>OPPORTUNITIES</b>
<p><b>Financial and business services:</b> Is this the aspired to model or is it broken for good? Reforms in the financial sector and risk of over reliance on it for employment and wealth, may suggest that successful economies require a greater mix of employment across sectors.</p> <p>Lisburn City Council is currently exploring the potential for a COMET creative industries project. Economic contributions from creative industries have increased over the past few years in the UK (and across Europe) and have become a growing part of the global economy, particularly as the manufacturing industries have become increasingly automated and process-driven. The Council should consider supporting the location of these industries within the city given the facilities it has to offer (i.e. the Island Arts Centre) and the high value added and high skilled nature of the work.</p>	<p><b>Many firms did not close</b> suggesting that NI is a good place to do business given its rich skills base, relatively low wages and flexible labour pool compared to the rest of the UK.</p> <p>Lisburn's Competitive Edge Programme under the new SME Development Programme 2007-13 will play a key role in assisting local companies to grow and sustain their competitive advantage in sales development in local, GB and ROI markets and through supply chain management processes as local businesses faces the challenges of the economic downturn.</p>
<p><b>Industry response:</b> There is a risk that manufacturing sectors do not recruit as fast as jobs are shed. Instead they rely increasingly on capital and improved productivity for success. Thus many casualties of the recession do not share in the recovery.</p> <p>This is a trend that has been happening for a number of years as the labour intensive low cost process manufacturing in Northern Ireland is replaced with high tech, high value added and capital intensive activity. Although employment numbers have fallen in manufacturing, output has remained fairly stable signalling the productivity improvements that have been achieved.</p> <p>There is a role for the Council in liaising with the local college to ensure that the right mix of training courses are available. In addition, the Council could work closely with the Jobcentre to ensure the right people are identified.</p> <p>The Council could also encourage local businesses to sign up to an Employment Charter which promises to employ local people where appropriate and provide on-going training. Furthermore, where infrastructure projects can be brought forward, the Council should encourage construction companies to take on apprenticeships.</p>	<p><b>Opportunity to re-train and up-skill the young</b> that have lost their jobs in sectors such as construction. Now is the time to consider whether to invest in 'green' technologies to create jobs across sectors such as manufacturing and construction and train the young within this field. Though this is harder than some commentators suggest – what is the market?</p> <p>Lisburn City Council's Sustainable Business Development programme is the first step in informing local businesses of the benefits i.e. cost savings and improved resource efficiencies through effective recycling and waste management. Recently, there has been a growing interest in developing 'green' technologies in the UK as a way of stimulating job creation and improving carbon footprints. It therefore is important for the Council to consult with the FE college based in Lisburn to establish what courses are on offer to re-train and up-skill young people who want to explore opportunities within this new industry.</p>

RISKS	OPPORTUNITIES
<p><b>School leavers:</b> Could potentially be 'locked' into a lifetime outside the labour market. More subtly, given the massive job loss within the construction sector and uncertainty surrounding its future, young people could become scared off learning construction skills and others hit by the recession.</p> <p>The long term effect of a shortage in construction skills will have a negative impact on most local councils who have regeneration / development plans in the future. Lisburn City Council should consider not only bringing any development plans forward in the short term but also encouraging the private sector to sign up to local Employer Charters and encouraging construction employers to employment locals full-time or on apprenticeship courses.</p>	<p><b>End of rising prices:</b> The massive correction in house prices over the last 12 months has improved affordability and will help first time buyers get on to the property ladder (though stricter lending criteria requires a deposit before purchase).</p> <p>In addition, parts of Lisburn will remain desirable locations to live, given the access to good education, the M1 motorway and its proximity to Belfast. Therefore it may not be as exposed to house price falls as other areas.</p>
<p><b>Urban living:</b> The 'flat pack' first home model is currently causing concern. Flats and urban living is not proving as popular (but might do) as they are no longer able to provide the same levels of investment (unless a rapid recovery takes place).</p> <p>Lisburn City Council should consult with private landlords within city areas where vacancy rates are highest and try to encourage them to freeze or reduce rents in the short term.</p>	<p><b>Better sectoral balance / environment</b> – given the experience of the recent financial downturn, and collapse in housing market, perhaps a better sectoral balance is needed for future success. However deciding what this may look like will be challenging.</p> <p>This recession provides an opportunity for all to learn from previous mistakes. It is important for the Council to be involved in shaping the city's future growth with a more diverse employment mix through the recovery phase. Development programmes introduced by the Council such as Graduate Business Support, Knowledge Economy Development, Lisburn Entrepreneurs Network, Lisburn SME Procurement and SME Employment Growth should help to provide support / opportunities for talented people to do business within the city.</p>
<p><b>Private money for PPP</b> and the region in general – will investors be scared off the urban market? Regeneration plans and urban regeneration in general have looked to private sector finance (such as through PPP). The outlook for this is at best uncertain (though perhaps urban regeneration will lose its 'risky' profile as recovery begins).</p>	<p><b>Captive audience</b> - given the risks and scale of the downturn, local businesses are more willing to listen to business experts, and seek out advice on how to compete. Now could be the right time for the Council to target local business leaders with advice and guidance.</p> <p>Related to this, given the lack of job opportunities, and subdued rates of growth, the Council are likely to find a larger number of people willing to consider starting a business. The Council should therefore ensure that they continue any efforts in this area, while being mindful that it will be a difficult trading environment for many new businesses. Adequate on-going support will therefore be needed.</p>
<p><b>Public finances</b> will become increasingly tighter as Government bails out financial institutions, benefit claimants rise, and less tax is collected. Therefore a major source of economic growth in recent years will be lost.</p>	<p><b>Less wealth dominated world:</b> Are we moving towards an era where we will have to, or choose to live without materialistic items? Is now the time for a behavioural shift for society as a whole? If so, what opportunities in 'lifestyle' does this offer?</p>

## 9 Summary

- **Tough times:** The revisions between the Spring 2007 and Spring 2009 outlook for Lisburn are unsurprisingly significant given the rapid deterioration of the economic conditions across the UK and global markets. The recession has cast a blanket of gloom across almost all sectors at an NI and sub-regional level, making it a recession for virtually all.
- **Recessions do end:** The last two recessions have varied substantially in their severity and duration of their effects on the labour market. The 1980 and 1990 recessions are remembered for greatest job losses in the sectors of production, whereas this recession will be remembered for its wider reach which has included job cuts within the professional services sector i.e. financial and business services alongside industrial contraction. It is difficult to be precise about the impact of the slowdown in NI (and Lisburn); however the large public sector and retail boost from cross border trade are helping to cushion the blow for the region. There will however be immediate pressure on the Council to support local business and residents; however it is important not to lose sight of a future vision for the City. As such, continuing with current programmes and bringing forward infrastructure projects to enable the economy to maximise growth during the recovery is particularly important.
- **Urban model not dead:** Despite a significant downward revision for employment in professional services in the future, financial and business services are still expected to remain key drivers of growth in the years ahead. Given the highly skilled pool of labour in the UK; it is likely to remain the market leader for exporting its high value added services. Equally, the skills offering, attractive 'city' living and leisure facilities provided by urban centres will remain strengths in attracting business. Therefore the Council has a role to play in ensuring development of the city progresses, and the local college is offering the right mix of courses to skill, or re-skill residents for future opportunities.
- **Export focus:** The manufacturing sector has been hit hard by the collapse in global trade, however the agricultural sector has been affected less so. Given the lower value of Sterling, it is a good time to do business globally as the cost of exports have become cheaper abroad. The cost of imported goods has risen as a result of the weaker Sterling, making home produced goods more attractive and 'better value' to consumers. This messages applies to all sectors, and Lisburn City Council has a role to play in encouraging and supporting local business to look at new markets for their goods and services.
- **Looking forward:** Lisburn performed well over the last decade in terms of total employment which grew by 7,000 jobs between 1998-2008, mainly driven by health, retail / distribution and business services sectors. Although Lisburn faces difficult economic challenges in the year ahead, it is important not to discount its recent growth. In the past decade, the level and diversity of skills has improved and local infrastructure has been developed i.e. the Civic Centre, Castle Gardens, Sprucefield. Nevertheless, job loss will typify 2008-2010 and longer term growth is likely to be more modest than in the decade past. This raises challenges for Westminster, Stormont and local councils. Lisburn City Council should identify where it has comparative advantage and target local companies to help them move up the value chain.

## Annex A: Spring 2009 forecasts

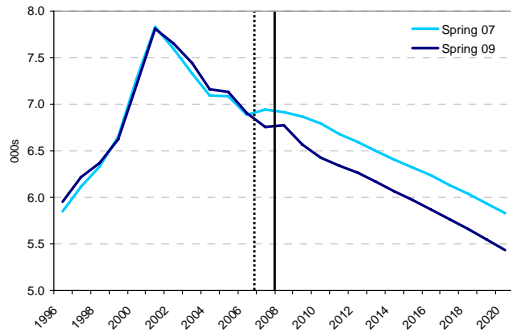
Table of full updated forecasts (Spring 2009)

	2006	2007	2008	2009	2010	2014	2019	Annual average % change (09-19)
<b>Demographics</b>								
Total population (000s)	112.9	113.5	114.9	116.2	117.3	121.5	126.4	0.8%
Working age population (000s)	71.6	71.9	72.7	73.5	74.2	77.4	80.3	0.9%
<b>Labour market</b>								
Total workplace employment (jobs, 000s)	48.3	48.5	48.3	47.3	46.9	48.3	50.2	0.6%
Total self-employment (people, 000s)	7.4	7.0	6.8	6.5	6.4	6.6	7.0	0.7%
Total workplace employee jobs (000s)	39.6	40.4	40.7	39.9	39.6	40.9	42.4	0.6%
<b>Output</b>								
Agriculture, extraction and utilities	0.6	0.6	0.6	0.6	0.6	0.6	0.6	-0.4%
Manufacturing	6.4	6.3	6.4	6.2	6.0	5.7	5.2	-1.7%
Construction	2.8	2.9	2.8	2.6	2.5	2.5	2.7	0.3%
Wholesale and retail	8.9	9.0	9.1	8.8	8.8	9.3	9.8	1.0%
Hotels and restaurants	2.1	2.1	2.1	2.1	2.0	2.2	2.4	1.2%
Transport and communications	0.8	0.9	0.9	0.9	0.9	0.9	0.9	0.4%
Financial services	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.5%
Business services	3.3	3.5	3.7	3.5	3.5	3.8	4.4	2.2%
Public administration and defence	3.6	3.7	3.7	3.6	3.6	3.7	3.7	0.1%
Education	3.0	3.0	2.9	3.0	3.0	3.1	3.2	0.7%
Health and social work	5.7	6.0	6.1	6.3	6.3	6.7	7.3	1.5%
Other personal services	1.7	1.8	1.8	1.8	1.8	1.8	1.9	0.5%
Total workplace employment (people, 000s)	42.2	42.6	42.5	41.5	41.1	42.3	43.9	0.6%
Resident employment (000s)	52.4	53.5	54.6	53.5	53.1	54.2	56.1	0.5%
Resident employment rate	75.4	76.7	77.3	75.0	73.7	72.2	71.9	-0.4%
Net commuting (000s)	-10.2	-10.9	-12.1	-12.0	-11.9	-12.0	-12.2	0.1%
Claimant unemployment (000s)	1.4	1.3	1.5	2.8	3.2	2.6	2.6	-0.7%
Claimant unemployment rate	2.9	2.6	3.0	5.5	6.3	5.2	4.9	-1.3%
<b>Output</b>								
Total GVA (€bn, 2003 prices)	1460.3	1514.5	1520.2	1484.5	1497.8	1691.5	1992.1	3.0%
<b>Workplace occupations</b>								
Managers and senior officials (000s)	5.5	5.6	5.6	5.4	5.4	5.7	6.0	1.1%
Professional occupations (000s)	4.5	4.5	4.5	4.5	4.5	4.7	5.0	1.1%
Associate professional and technical occupations (000s)	5.3	5.4	5.4	5.4	5.3	5.5	5.7	0.6%
Administrative and secretarial occupations (000s)	5.1	5.2	5.2	5.0	5.0	5.0	5.1	0.1%
Skilled trades occupations (000s)	5.7	5.7	5.5	5.3	5.1	5.1	5.1	-0.4%
Personal service occupations (000s)	3.5	3.7	3.7	3.7	3.8	4.0	4.4	1.7%
Sales and customer service occupations (000s)	4.8	4.8	4.9	4.7	4.7	4.9	5.2	1.0%
Process, plant and machine operatives (000s)	3.7	3.7	3.7	3.6	3.5	3.5	3.4	-0.5%
Elementary occupations (000s)	4.0	4.1	4.0	3.9	3.9	3.9	3.9	0.0%
<b>Tourism</b>								
Total trips (000s)	106.2	105.8	110.7	114.1	117.5	131.1	156.0	3.2%
Total visitor spend (€m)	659.5	511.1	497.8	496.9	496.4	495.3	493.7	-0.1%
<b>Business registrations</b>								
Manufacturing	15.3	9.6	9.4	9.1	8.8	7.5	6.2	-3.8%
Financial and business services	80.7	86.0	81.0	83.8	86.1	94.8	103.9	2.2%
Other sectors	154.2	126.5	135.5	135.9	136.4	136.5	137.0	0.1%
<b>Business stock</b>								
Manufacturing	301.4	325.7	324.8	328.9	332.8	345.5	357.3	0.8%
Financial and business services	659.7	715.0	755.2	780.7	805.9	902.9	1011.7	2.6%
Other sectors	2539.5	2581.0	2568.9	2544.6	2521.1	2431.7	2329.7	-0.9%
<b>Wages and house prices</b>								
Average house prices	178277.1	247241.0	201789.6	163648.3	149260.0	182417.3	253637.4	4.5%
Average weekly wages (workplace)	372.0	379.2	394.6	405.0	417.8	495.3	615.0	4.3%
Average weekly wages (resident)	374.0	404.8	427.1	438.3	452.2	536.1	666.1	4.3%

Source: NISRA, RCA, DETI, NOMIS, UU &amp; Bank of Ireland, Oxford Economics

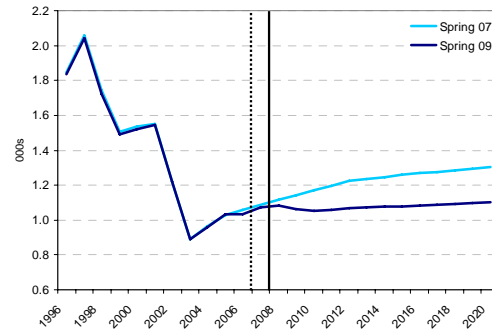
## Annex B: Selected employment forecasts

**Manufacturing employment**



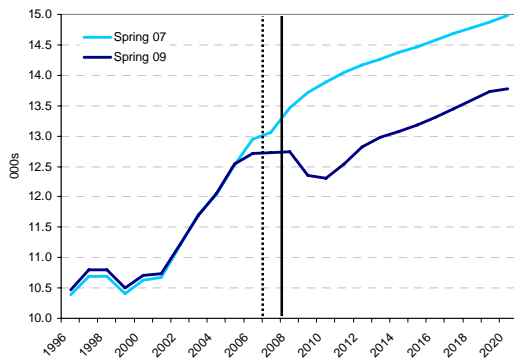
Source: DETI, Oxford Economics

**Transport employment**



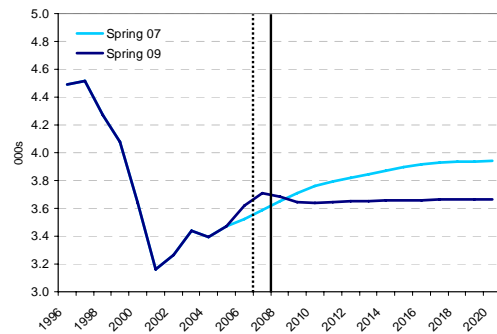
Source: DETI, Oxford Economics

**Retailing & hotels employment**



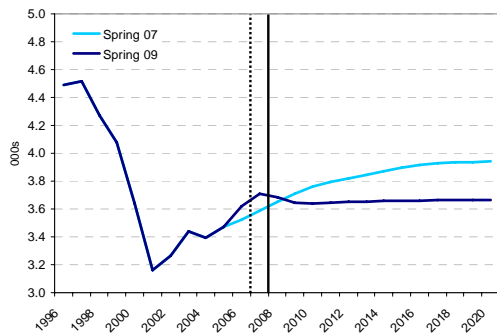
Source: DETI, Oxford Economics

**Public admin employment**



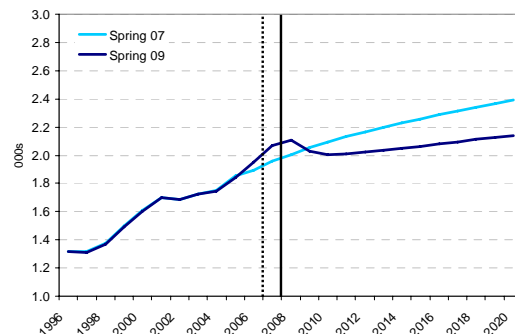
Source: Census, LFS, Oxford Economics

**Education & health employment**



Source: DETI, Oxford Economics

**Other personal services employment**



Source: DETI, Oxford Economics