

An investigation of the nature and extent of vacant commercial and industrial buildings

Mutale Katyoka and Peter Wyatt
Faculty of the Built Environment
University of the West of England
Bristol BS16 1QY
peter.wyatt@uwe.ac.uk



Woolwich, London
(Source: www.derectionlondon.com)

Introduction

- ◆ The issues
- ◆ Existing data
- ◆ Comprehensive data source
- ◆ Method
- ◆ Results
- ◆ Roll-out



Hornsey

The issues

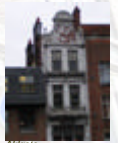
- ◆ Vacant buildings are perceived to be a waste of valuable resources, a magnet for crime and antisocial behaviour and a visual blight in a neighbourhood. Financially, they represent a loss of tax revenue and can depress the general level of property values in a locality.
- ◆ Focus of political attention: growing interest in the redevelopment and re-use of previously developed land – NLUD-PDL.
- ◆ Information of the number, location, type of commercial and industrial buildings that are vacant and how long have they been empty for?
- ◆ Need detailed vacancy data and statistics.



Borough Library

Existing data – Commercial & Industrial Vacancy

- ◆ Commercial & Industrial Property Vacancy Statistics
 - Business Rates revenue data are used to infer vacancy
 - Proportion of commercial and industrial premises vacant in England:
 - » 2000/01: 7%
 - » 2001/02: 8%
 - » 2002/03: 8%
 - Proportion of commercial and industrial premises vacant in Leeds:
 - » 2000/01: 9%
 - » 2001/02: 10%
 - » 2002/03: 11%
 - Cannot investigate location of vacant buildings below LA level
 - Cannot investigate property attributes such as size, age & type of building



Algate

New data source

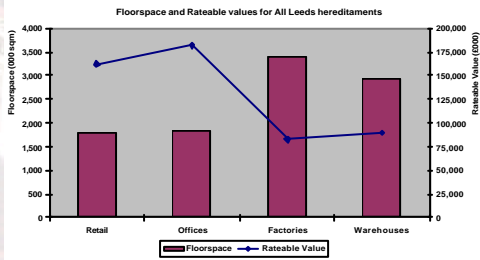
- ◆ Property tax data from VOA and LAs
- ◆ Tax relief on empty business premises
- ◆ Record duration of vacancy period together with address and property details
- ◆ Pilot study for Leeds



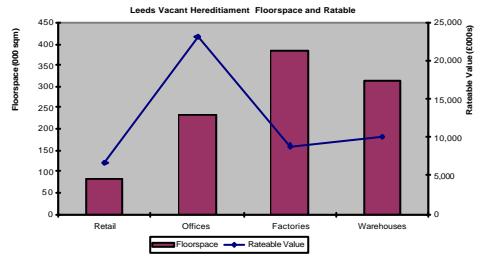
Leeds



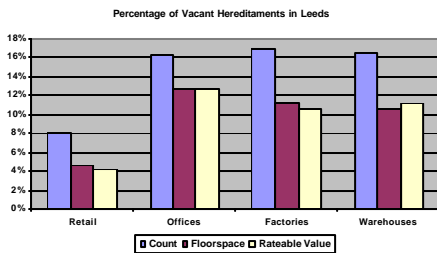
Commercial & Industrial Hereditaments – Leeds, 2004



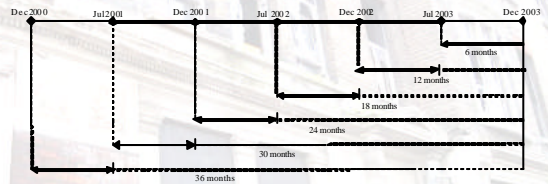
Vacant Commercial & Industrial Hereditaments – Leeds, 2004



Proportion of Hereditaments Vacant – Leeds, 2004



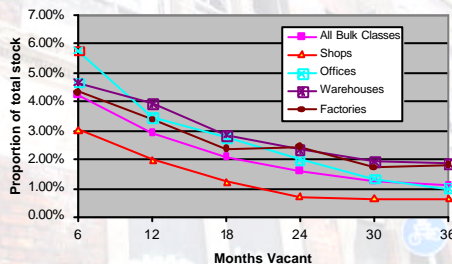
Length of vacancy



Vacant Commercial & Industrial Hereditaments – Leeds, 2004

Property Type	All Hereditaments	Vacant Hereditaments (Months Vacant)					
		6	12	18	24	30	36
<i>Shops</i>	8,169	246 (3.01%)	162 (1.98%)	97 (1.19%)	58 (0.71%)	51 (0.62%)	50 (0.61%)
<i>Offices</i>	5,614	325 (5.79%)	194 (3.46%)	155 (2.76%)	110 (1.96%)	74 (1.32%)	55 (0.98%)
<i>Warehouses</i>	3,385	149 (4.67%)	125 (3.92%)	91 (2.85%)	74 (2.32%)	60 (1.88%)	59 (1.85%)
<i>Factories</i>	3,188	147 (4.34%)	115 (3.40%)	80 (2.36%)	83 (2.45%)	58 (1.71%)	60 (1.77%)
<i>All bulk classes</i>	20,356	867 (4.26%)	596 (2.93%)	423 (2.08%)	325 (1.60%)	243 (1.19%)	224 (1.10%)

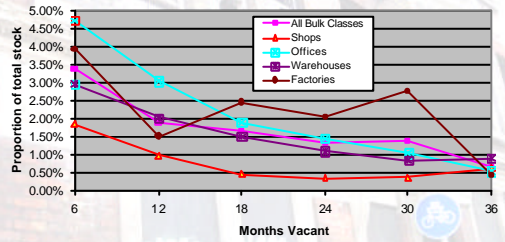
Vacant Commercial & Industrial Hereditaments – Leeds, 2004



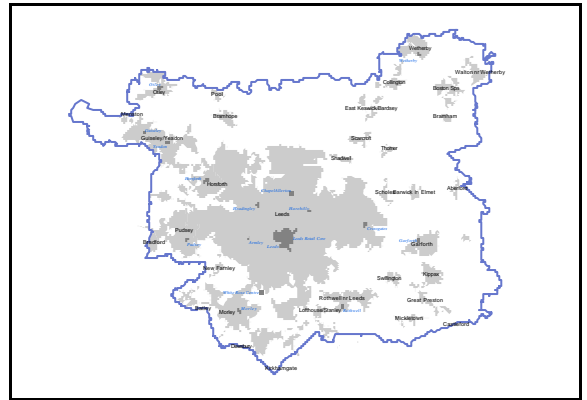
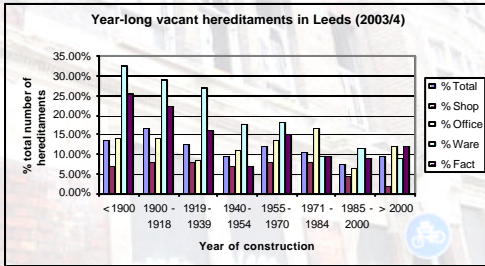
Vacant Commercial & Industrial Floorspace – Leeds, 2004

Property Type	All Floorspace	Vacant Floorspace (Months Vacant)					
		6	12	18	24	30	36
<i>Shops</i>	1,788,000	32,816 (1.84%)	17,366 (0.97%)	8,297 (0.46%)	6,097 (0.34%)	6,515 (0.36%)	11,112 (0.62%)
<i>Offices</i>	1,838,000	86,468 (4.70%)	55,680 (3.03%)	34,796 (1.89%)	26,617 (1.45%)	18,934 (1.03%)	10,001 (0.54%)
<i>Warehouses</i>	2,928,000	99,287 (2.94%)	68,533 (2.03%)	50,255 (1.49%)	36,806 (1.09%)	28,556 (0.85%)	30,819 (0.91%)
<i>Factories</i>	3,377,000	114,829 (3.92%)	44,467 (1.52%)	71,543 (2.44%)	59,895 (2.05%)	80,010 (2.73%)	12,560 (0.43%)
<i>All bulk classes</i>	9,931,000	333,779 (3.36%)	188,486 (1.90%)	165,900 (1.67%)	130,062 (1.31%)	134,261 (1.35%)	70,530 (0.71%)

Vacant commercial & industrial Floorspace – Leeds, 2004



Age profile of vacant hereditaments



Conclusions

- ◆ Need to distinguish between long and short-term vacancy
- ◆ Need to map vacant buildings at large scale
- ◆ Need details of vacant buildings (type, age, size, condition, etc.)
- ◆ Future developments...

