

Economy and Enterprise Overview and Scrutiny Committee

30 October 2014



Business Durham Activity - Update

Report of Ian Thompson, Corporate Director, Regeneration and Economic Development

Purpose of the Report

- 1 To provide Members of the Economy and Enterprise Overview and Scrutiny Committee with an update on the work and impact of Business Durham since its previous report in December 2013.

Background to Business Durham

- 2 Since the last report Business Durham has reviewed its activities enabling the preparation of a multi-year business plan. As a consequence its objectives and purpose have been redefined providing greater focus and specificity and enabling a more impactful organisation.
- 3 Business Durham aims to deliver the environment for business and economic growth. Its overarching objective is to increase the size of the private sector to rebalance the County's economy by:
 - Increasing rates of business survival;
 - Increasing rates of business start-up;
 - Increasing numbers of businesses attracted, and
 - Increasing numbers of jobs safeguarded/created.All of this is undergirded by the ambition of raising the economic aspirations of our client groups.
- 4 Business Durham has the following three priorities:
 - Deliver a financially sustainable service;
 - Be more proactive in engaging with business and sector development;
 - Operate more effective, efficient and influencing networks within and out of the County.
- 5 As reported in October 2013 to the Committee, one of Business Durham's aims was to build a stronger evidence base to inform activities and measure impact. Whilst work continues in this area, in conjunction with policy colleagues figures have been agreed for the level of GVA per employee in the County and as such it is possible to estimate the direct impact of Business Durham's activities. Every job created or safeguarded in County Durham equates to £29,354 GVA per job if the holder of this job is also resident in County Durham then the impact increases to £41,654. Clearly any impact can be further refined based on the numbers in table 1 below.
- 6 Business Durham focuses on sectors where activities will have the most economic impact in terms of jobs, more specifically, higher value jobs. These sectors (effectively, non-retail and non-leisure) account for approximately 9,000 businesses (VAT/PAYE registered) in County Durham. Business Durham has several tools to deliver this agenda: Enterprise, Business

Engagement, Inward Investment, Innovation and Property. The table below indicates by sector the GVA/job for different sectors.

Durham CC (2011) ¹	GVA		Employment		GVA contribution per job	Average salary (North East)
	£	%	Number	%		
Manufacturing	1,270	20	33,700	15.4	£37,685	£29,886
Energy and Water	251	4	4,700	2.1	£53,404	£29,005
Construction	449	7	16,500	7.6	£27,212	£27,091
Financial and insurance activities, real estate, business services (incl R&D)	1,184	18	18,800	8.6	£62,978	£25,899
Public administration; education; health	1,768	28	71,600	32.7	£24,692	£23,795
Distribution; transport; accommodation and food, communication	1,247	20	54,400	24.9	£22,922	£21,701
Other services and household activities	172	3	13,100	6	£13,129	£16,306
Agriculture, forestry and fishing	66	1	2,000	0.9	£33,000	£14,876

Table 1 GVA per Job by Sector in County Durham

7 Business Durham benefits from an Advisory Board, supported by Members and private sector board members to help advise, inform and support the operations of the team. Operationally, it has three teams:

- Business Space Team: responsibility for the marketing, letting, management and development of the Business Durham business property portfolio across the County, consisting of 440 individual lettable units totalling 52,765m², including modern offices and managed workspace facilities, factories and NETPark. The Team is based across five locations at NETPark, Consett, Tanfield, Stanhope and Aykley Heads.
- Business Development Team: promote enterprise, increase the number and quality of businesses starting up, strategic account management and to enable businesses (mainly SME) in the County to develop and grow. The team acts as the first point of contact for business enquiries and provides an area-based approach to business engagement, working closely with partners such as the enterprise agencies, engineering and manufacturing fora, and local business networks.
- Innovation and Growth Team: oversees inward investment, the innovation agenda, sector development, site-specific propositions and the NETPark product.

¹ Please note these figures are rounded: GVA and employment are collected across slightly different categories.

Performance

8 At the end of 2013/14, Business Durham's performance was as follows:

Indicator	2013-14 Target	Revised Target 5/11/13	2013-14 Total
No. enterprise, engagement & outreach activities undertaken	12	30	34
No. people involved in enterprise, engagement & outreach	400	1,000	2,347
No. creative business start-ups	22	22	34
No. Business Enquiries handled	800	1,200	1,151
No. Businesses supported	350	600	581
No. job opportunities (relating to businesses supported) (tracking indicator only)	No target	monitoring only	3,688
Target occupancy rate	75%	75%	74.22%
Target rental income	£2.75m	£2.75m	£2.69m

Table 2: Business Durham performance 2013/14

9 Assuming an average GVA per employee in County Durham then these jobs supported by Business Durham in the year 2013/2014 equates to £108m GVA in County Durham.

10 At the beginning of 2014/15, new KPIs were established for Business Durham and, as at end of September 2014, Business Durham's performance was as follows:

Indicator	2014-15 Target	Actual to 30/09/14
Occupancy (percentage %)	77%	77%
Percentage (%) debtors (by number of tenants)	10%	20%
Rental income	£3.03M	£1.56M
Revenue from other Business Space activities	£15,000	£3,500
Revenue from non Business Space activities	£35,000	£12,479
Number of businesses engaged	720	565
Of which projects identified with	65	27
Business enquiries handled	1,200	640
Number of jobs (gross) new & safeguarded	2,400	860
Number of people engaged in enterprise activities	1,000	625
Business start up (linked to specific projects)	26	23
Inward investment successes	10	4

Table 3 Business Durham Performance year to date 2014/2015

11 Assuming an average GVA per employee in County Durham then the jobs supported by Business Durham in the year 2014/2015 to date equate to £25m GVA in County Durham.

Enterprise, Engagement and Outreach Activities

- 12 Business Durham has been active in promoting enterprise and an entrepreneurial culture, through initiatives with schools, colleges and Durham University. Business Durham works closely with key partners, in particular the four Enterprise Agencies, referring 93 enquiries for business start-up advice during 2013-14, and 32 enquiries to date for 2014-15, as well as supporting a range of enterprise promotion initiatives.
- 13 Business Durham's flagship young person's enterprise promotion tool is the Future Business Magnates (FBM) enterprise competition, which engages over 200 young people per year in enterprise, and connects County Durham businesses with schools. The competition runs throughout the academic year and involves students developing their own business and creating a comprehensive business plan.
- 14 The 2013-14 competition was the most successful to date, with 24 secondary schools participating, including three first time schools. The theme of the competition was 'Tomorrow's Technology Solving Today's Problems', to encourage teams to explore how science, technology, engineering and maths (STEM) skills can be used to develop a new business idea. After the six challenges the judges announced Belmont Community School as the winners of the competition at a business awards style dinner in July 2014. Their innovative product 'Quarter2Stop', an app to stop cyber-bullying, was supported by Belmont-based IT consultancy Waterstons. The 2014-15 competition will be launched on 6 November 2014 and is the 10th anniversary of FBM, it is hoped that all secondary schools in the County will participate.
- 15 Building upon the success of FBM, a new project aimed at 16 to 18 year olds, Future Business Magnates Plus, was piloted during the first half of 2014. FBM Plus offers the opportunity to set up and run their own business in a competitive environment. Thirty five young people from Durham Sixth Form College, Bishop Auckland College and East Durham College participated, and a series of four workshop activities were delivered throughout the County. These workshops supported and enhanced the participants' entrepreneurial skills and were directly related to the practicalities of establishing and running a business. Feedback has been extremely positive, and it will now be rolled out more widely across the County to include schools with sixth form provision.
- 16 Business Durham has continued its focus on building an effective delivery network of partners with whom enterprise promotion initiatives can be developed and commissioned. Examples of initiatives have included:
 - Putting Women on the Map, a celebration of women's enterprise in Durham Town Hall on Woman's International Day (8 March 2014). Aiming to encourage women's enterprise. Female entrepreneurs participated in the event to share their experiences and the project highlighted Durham businesses established and run by women. 60 people attended.
 - Supporting Durham University's student Blueprint enterprise competition.
 - Kickstart Weekend organised by Entrepreneurs Durham, Durham University's student led enterprise society, and supported by Business Durham. The event took place in February 2014, offering budding entrepreneurs from County Durham the chance to participate in intensive workshops, develop their business ideas and pitch to a panel of experts. 45 paying delegates attended, and the overall winning team was Numerical Monkey, an online learning platform.

- A series of enterprise-themed talks were given around the County to a total of 385 people. The talks focussed on the routes taken by entrepreneurs and are designed to inspire audiences to explore their enterprise potential and to seek out opportunities.
 - Leading the development of ERDF 2014 work streams on behalf of Count Durham Economic Partnership (CDEP) for innovation and enterprise and business support.
- 17 In order to develop new creative businesses in the County, Business Durham, with monies from DCC, CDEP and ERDF commissioned a programme of support for people starting creative businesses throughout the County. The programme comprises of a range of workshops, coaching sessions and mentoring opportunities which runs until June 2015 and is delivered under the brand of Durham Creatives. So far, 430 individuals have engaged with the programme and this has resulted in 60 new start businesses (nine months ahead of target profile) and 70 jobs have been created, increasing GVA by £2m.
- 18 Business Durham developed a project to provide a self-employment support option for people affected by Welfare Reform in the County. County Durham Enterprise Agencies Ltd was appointed as the delivery organisation and the programme commenced in July 2014. Support is aimed at those for whom self-employment may be a possible route out of the Welfare Reform impacts, but who are either ineligible for, or require more one-to-one support than is available through other start-up programs. The key elements of this innovative project are an initial diagnostic to assess eligibility and the support needed, vouchers to buy 1:1 personalised support and advice, and access to a small start-up grant if needed. To date 20 people have been supported through the programme and 1 client has started up in business.
- 19 Business Durham hosted a very successful visit from Michael Foale, a British born NASA astronaut who was one of the team that fixed the Hubble telescope. Michael delivered a public lecture to a full lecture hall in Durham University Business School, a schools lecture at the Sjøvoll Centre and spent some time with a primary school close to NETPark. NETPark also secured a visit by Dr Maggie Aderin-Pocock, a space scientist and television presenter. Nearly 100 people attended the evening event at the Science Learning Centre.

Business Engagement

- 20 In 2013/14, 581 businesses were supported during the year, including advice and signposting on a range of issues such as identifying new premises for business expansion, purchasing land, planning issues, training and recruitment issues, access to funding, support with marketing and general business development.
- 21 Business Durham has initiated a number of Business Park Communities based around the key industrial estate locations. These are now established and provide a mechanism to improve engagement with businesses in the County, develop a better understanding of the issues facing local businesses, help businesses get to know their neighbours and to identify potential opportunities.
- Aycliffe Business Park Community celebrated its first anniversary on 31 January 2014 with a news and networking event which included a discussion on how businesses can contribute to the formation of a vision and strategy for the future development of Aycliffe Business Park. Business Durham continues to support the private sector steering group, and a full programme of events for 2014 are underway, including best practice sessions, news and networking, and a successful business awards evening held in September 2014. Sunderland University has recently committed resource to help the businesses take forward the 'Shaping the Future' initiative, and the businesses are starting to identify projects they can take forward to improve the environment and trading conditions on the Business Park, as well as promote the Park to encourage more business investment.

- Peterlee Business Park established a private sector-led Steering Group in 2014, and has developed a website and brand identity for the park as well as undertaking a survey to gather views of businesses on the Park. A very successful funding event was held in June 2014 and a social media event took place in September 2014.
- A business community has been established for the industrial estates in Chester Le Street. Three well attended meetings have been held to date. A number of issues have been identified and the businesses are keen to look at how they can work more closely together to address them.
- In conjunction with South Durham Enterprise Agency, Business Durham has established a Business Forum for South Church Enterprise Park in Bishop Auckland, with three meetings being held to date.

- 22 Business Durham continues to play a key role in the implementation of the Rural Growth Network (RGN) Programme, following the North East being selected as one of five DEFRA-funded national pilots designed to test new ways of stimulating economic growth in rural areas. A flexible Enterprise Development Fund has been created to provide more flexible support for rural businesses with growth projects which cannot currently be supported through existing funding programmes. Funding between £3,000 and £15,000 is available to small businesses in the RGN area. Business Durham has also been involved in the establishment of a network for enterprise hubs in the rural areas - Rural Connect, to enable enterprise hubs to share their experience, ideas and joint marketing, with a view to increasing sustainability and supporting business growth in the rural areas.
- 23 The Durham Social Value Taskforce, chaired by Councillor Neil Foster and supported by Business Durham, has produced its report recommending ways that the Social Value Act can be used to help small businesses and social enterprises win more contract opportunities. The report was launched at an event in July 2014. The County Council had already made good progress in helping businesses in the County to access contract opportunities, and the Taskforce report identifies a series of actions to further improve opportunities for businesses in County Durham.
- 24 The Strategic Account Management Programme is a vital tool for business engagement for the County Council. In the past, our close relationship with companies has helped safeguard jobs at companies such as Thorn, and Business Durham continues in this tradition of supporting major employers in the County. A particular area of focus is helping businesses to access funding. One specific fund is the Let's Grow grant scheme, funded by the Regional Growth Fund. Business Durham has helped 20 businesses to secure a total of £8.1m in grant, these projects will leverage £34m additional capex and create or safeguard 753 jobs, equating to an additional GVA of at least £22m. County Durham businesses have been awarded 29% of the total fund in the North East.
- 25 One of the major areas of activity at the moment is Hitachi Rail Europe and Business Durham has continued to provide support to the company as it moves into the implementation phase. The strong partnership between Merchant Place Developments (MPD), Business Durham and DCC was instrumental in securing the project for County Durham. Both MPD and DCC view this as an exemplary project in terms of the private and public sectors working together to increase economic prosperity. 29 May 2014 saw the official ceremony marking the steelwork going up on site at Merchant Park for the Hitachi facility and the company is rapidly putting its supply chain in place, identifying companies from the original process of recruitment of interested parties. Business Durham is building a close relationship with Shepherd Construction, assisting with recruitment, Corporate Social Responsibility and supply chain. Shepherd Construction are very proud of the fact that 92% of its supply chain used to build Hitachi's factory has come from within a 50 mile radius. There are currently 150 jobs associated with the construction phase.

- 26 The rail sector remains an area of focus: Business Durham held an event 23rd June 2014 to present the wider opportunities in the rail sector in addition to Hitachi. We also supported the York HS2 bid which was unfortunately unsuccessful.

Inward Investment

- 27 The period covered by this report has been a very successful one for inward investment:
- 28 The former Reckitt Benckiser plant in Peterlee was acquired by a UK firm, Bristol Laboratories, creating nearly 347 jobs starting January 2014. It develops, manufactures and markets generic pharmaceutical products. There was a significant threat that the company could have acquired a similar but better equipped plant in Spain but Business Durham worked with them to secure a £2.75 million grant under the Exceptional Regional Growth Fund. The project will create 347 jobs over a five year period, of which 133 are at first degree or postgraduate level. The GVA from the jobs created is over £10m.
- 29 Pacrestore has created a system to enable manufacturers to rectify packaging errors and place the packaging back in the supply chain, reducing environmental impact. The company started up in Tyne and Wear and was investigating production options in Northumberland, Ireland and County Durham before deciding on Aycliffe Business Park. Forecast jobs are 165 within two years, giving a GVA of £5m.
- 30 TSC Simulation based in the East Midlands and models industrial processes has set up an office in Aycliffe Business Park, employing one person.
- 31 Cubis Industries acquired part of GT Group, saving 10 jobs.
- 32 Kans and Kandy helps bluechips to successfully dispose of remnant or residual stocks, exchanged contracts on 125,000 sq ft of space at Foxcover, Seaham in May 2014 and this will lead to relocation of 20 jobs and create up to 30 more from a new repacking line, resulting in a direct increase of GVA of £1.5m.
- 33 Complement Genomics, an innovative genetic testing company, moved to Lanchester in September 2014. They will also provide laboratory space for small life sciences businesses.
- 34 The new challenger bank, Atom Bank, the UK's first digital bank, has committed to locating its HQ at Aykley Heads and will create approximately 500 jobs over the next few years. This is a major win for Durham and a catalyst for the development of Aykley Heads. The uplift in GVA is expected to be in excess of £15m from this investment.
- 35 Business Durham worked closely with Visit County Durham to organise a reception at the House of Commons on 4 February 2014. The title of the event was 'Illuminating the Best of Durham', and we were able to test one of the place-marketing messages: Light and Dark. Seven Durham assets were showcased:
- Lumiere, the largest light festival in the UK.
 - North Pennines Area of Outstanding Natural Beauty, which has been designated as Dark Sky, perfect for stargazing.
 - Thorn Lighting from Spennymoor, a UK market leader in manufacturing luminaires.
 - Compound Photonics, a new inward investor in Durham, which is developing ultra high definition projectors for mobile phones.
 - PolyPhotonix, which is revolutionising healthcare with the application of light to medical devices.
 - Durham University, which has world-leading space science research.
 - CPI's National Printable Electronics Centre, which uses new forms of light to create a step-change in healthcare, energy and the built environment.

Innovation

- 36 NETPark Net, the innovation community of 320 companies centred on NETPark, launched a new website, put on popular events and delivers a number of fee earning services. An event on the subject of Access to Finance was particularly well speakers attended. The NETPark Investment Panel continues to meet quarterly and companies have found the process and feedback to be very useful. Interest in “white-labelling” NETPark Net is growing with several other science parks interested in the concept. NETPark Net is also developing new products to meet the needs of its members including an IT and an HR service.
- 37 The Business Innovation Gateway, a joint initiative with Durham University and CPI, has generated 24 projects, including two investment opportunities for County Durham, and a collaboration between County Durham company Altec Engineering and NETPark’s Centre for Advanced Instrumentation to jointly bid for European Extremely Large Telescope projects.
- 38 Business Durham is leading on developing the innovation theme of the European Structural Funds Investment Plan and is working closely with Durham University and CPI. County Durham is proposing an integrated set of activities to accelerate the commercialisation of R&D into the market. This will include capital investment at NETPark to open up new land for development and construct space to accelerate business growth, as well as investment into open access facilities around key enabling technologies. Innovative businesses across the County will be assisted with tailored support, including market landscaping and foresight, innovation management, matching market pull with technology push to stimulate demand, identify opportunities and build collaborative research between businesses and research institutions, supply chain development via private and public sector procurement, assistance with accessing finance, and access to open innovation hubs. Complementary to this activity will be the stimulation of demand with a variety of outreach and engagement activities.
- 39 A new proposition for NETPark is in development and will be launched in November: drawing inspiration from the way companies such as Kromek plc integrates material into high value end products. Business Durham is working closely with partners such as CPI to make NETPark the global hub of materials integration capabilities. The real value of this proposition is the way it incorporates manufacturing and engineering capabilities from Aycliffe and Peterlee into the NETPark proposition, generating as much economic value for County Durham as possible.
- 40 As part of the focus on raising the profile and impact of Durham, Business Durham has influenced the NELEP’s Smart Specialisation Strategy (S3) by ensuring that the area of surface science was included (an area where Durham has particular strength). It is a legal obligation to show alignment with S3 when seeking any kind of EU funding and the draft strategy identified four areas of specialisation: Passenger Transport, Subsea, IT and Creative, and Life Sciences. Business Durham spoke at a workshop organised by the International Association of Science Parks (IASP) and the EU Joint Research Centre on the subject of Smart Specialisation. Parallel to this, we are beginning to publicise and develop the skills needed to access the Horizon 2020 programme which has allocated 70 billion euros over six years to support science and innovation.
- 41 The IASP’s European Division workshop in November 2013 successfully hosted delegates from all over Europe and the UK. The NETPark event was very well-received as it looked at the more strategic aspects of science park development and IASP has invited NETPark to become more closely involved with the organisation.

- 42 Business Durham led a regional (NE and Tees Valley) consortium to win a regional Centre of Excellence at NETPark for the Satellite Applications Catapult. This adds to the national and international reputation of County Durham, sitting alongside the High Value Manufacturing Catapult on the same site. The regional bid is being driven by Business Durham on behalf of regional partners including the two LEPs, five Universities, industry and the BE Group. The centre will also provide an enhanced profile for NETPark and County Durham as a key player in supporting innovation and supporting businesses in accessing new market opportunities as well as showcasing the County as top location for business.

Business Property

- 43 Business Durham has added to the property portfolio with the opening of ViewPoint at Consett Business Park, which was officially opened on 4 March 2014 by the late Councillor Pauline Charlton, the then Chairman of Durham County Council. ViewPoint consists of 41 small offices and is already 54% occupied with 16 businesses.
- 44 The Durham Dales Centre has continued its growth and development, revamping the café and implementing more activities for the community. On 7 June 2014 the Gardens and Gazebo Antiques were opened by Cllr Neil Foster. Performance has continued to improve over the year with turnover at the end of March 2014 up to £377,000 from the previous year of £357,000 and a small surplus generated of £4,000 compared to a previous year's loss of £8,000.
- 45 NETPark is in its 10th year and supports 23 science and technology businesses (two are PLCs) employing nearly 400 people and adding approximately £65m to the County's economy. Building on this success, the Council's Cabinet on 15th October 2014, approved £12.9m to provide an additional 7,000m² at NETPark over the next two years, creating up to 250 new jobs. The ambition is to repay the funding from the rental income of the new buildings and this could pave the way for more investments over the next three years which would see the existing Phase 2 of NETPark fully complete. As a result, planning for Phase 3 of NETPark is already well underway with the Government awarding Business Durham £6.8m to provide essential infrastructure to develop a further 30 ha of land, ultimately creating a further 75,000m² of space and a further 2,400 new jobs.
- 46 A number of on-going improvements are being made during 2014 to ensure the property portfolio is operating as efficiently as possible. Key areas will include extensive remedial works to Tanfield Lea Business Centre; disposal of Enterprise Place and Unit 5 Stainton Grove; surplus buildings put on the open market at Fishburn Industrial Estate and the former Co-op buildings at Plawsworth Road, Sacriston; the introduction of a new industrial lease and up to 50 lease renewals across the portfolio; and service charge reviews at Crook and Shildon Business Centres.
- 47 The occupancy at the end of March 2014 (74.22%) was slightly down on the target for the year (75%), mainly because of the introduction of an additional 1,200m² of lettable office space at the newly finished ViewPoint. With a substantial number of new lettings taking place in the year, the level of new jobs being created (255) was above target and contributed £7.5m GVA. The market for property continues to be very competitive in nature with the continuing need to incentivise across most properties, in particular small business centre offices, not only to secure a new letting but in some cases to retain a tenant. Improvements in collection rates were maintained in 2013-14 with 93% of invoices paid from a previous figure of 89% in the previous year. The table below shows performance at the half year mark which indicates that the Property Team is on course to achieve the forecast increases in occupancy and income for 2014/15.

Indicator	2013-14 Target	2013-14 Actual	2014-15 Target	2014-15 Actual (to 30/09/14)
Enquiries	260	235	275	153
Viewings	140	193	200	144
Lettings	70	76	90	45
Vacates	35	54	35	14
New jobs created	150	255	150	105
Occupancy	75.00%	74.22%	77.00%	77.38%
Total Income	£2,857,625	£3,133,139	£3,030,000	£1,557,000

Table 4: Property performance

48 The table in Appendix Two provides a more detailed breakdown of occupancy levels as at September 2014.

Recommendation

49 That the Economy and Enterprise Overview and Scrutiny Committee note the contents of the above report.

Appendix 1: Implications

Finance – None

Staffing – None

Risk – None

Equality and Diversity –. None

Accommodation -. None

Crime and Disorder – None

Human Rights – None

Consultation – None

Procurement – None

Disability Discrimination Act –None

Legal Implications – None

Appendix Two: Detailed Breakdown of Occupancy

	Property Name	No of Units	Gross Lettable Floor Space (m2)	Occupancy as at September 2014
Industrial, Workshop & Retail Units	Sacriston Industrial Estate	19	2,058	85%
	Stella Gill Industrial Estate	35	4,395	87%
	Tanfield Lea South Industrial Estate	4	1,018	100%
	All Saints Industrial Estate	5	1,347	100%
	Chilton Industrial Estate	18	5,615	82%
	Dabble Duck Industrial Estate	9	2,177	72%
	Coulson Street Industrial Estate	5	565	100%
	Dean & Chapter Industrial Estate	11	1,533	70%
	Fishburn Industrial Estate	6	2,262	23%
	Tudhoe Industrial Estate	12	944	100%
	Furnace Industrial Estate	20	2,671	88%
	South Church Industrial Estate	5	697	100%
	Stainton Grove Industrial Estate	25	2,927	53%
	Evenwood Randolph Industrial Estate	6	929	100%
	Harvey Court, Low Willington Ind. Estate	5	848	100%
Brockwell Court, Low Willington Industrial Estate	1	290	0%	
	Industrial Total	186	30,275	78%
Managed Workspace / Office Accommodation	Consett Business Park (Derwentside Business Centre)	61	5,670	75%
	Tanfield Lea Business Centre	41	2,591	45%
	Shildon Business Centre	8	132	100%
	St Stephens Court, Low Willington	14	1,252	100%
	Crook Business Centre	14	560	94%
	Durham Dales Centre (excl Tea Room and Gift shop)	19	558	89%
		Office Total	157	10,763
Science Units	NETPark Incubator	79	1,984	95%
	Kromek plc	1	1,759	100%
	NETPark Discovery 1	8	1,440	75%
	NETPark Discovery 2	8	1,442	50%
	NETPark Research Institute Building (Durham University)	1	5,102	100%
	Science Park Total	97	11,727	84%
	Grand Total	440	52,765	77%

Table 5: Occupancy as at September 2014