

# Lincoln Employment Land Study

City of Lincoln Council

## Brief

BE Group was commissioned by the City of Lincoln Council to undertake an Employment Land Study for Lincoln.

The study aimed to assess the supply, demand and quality of employment land and premises in the city and would influence the Council's emerging Local Development Framework.

The City has a tight local authority boundary, meaning that many businesses have to look at North Hykeham in neighbouring North Kesteven to satisfy their property needs.

## Activities

- Strategy context review
- Economic analysis and forecasting
- Survey of 180 businesses
- Qualitative assessment of land
- Premises survey
- Employment area grading
- Property market stakeholder consultations
- Review of neighbouring areas' land supply.

## Outcome

Lincoln has a good portfolio of employment land and premises. It has an insular, relatively small but active property market. The office and industrial markets are relatively equal in size.

The City has a slight shortage of land to meet the target forecasted to 2026. However there is 120 of undeveloped employment land in the Lincoln Policy Area that could overcome this shortfall and provide land for City centre companies wishing to relocate.

More small workshops for small businesses are needed, as well as new, good quality office development in the city centre to complement out-of-town business parks.

