

Local Plan

Authority's Monitoring Report

VACANCY RATES IN THE BOROUGH'S CENTRES 2015

This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2014/15.

November 2015



If you need this document in Braille,
large print, audio tape,
or another language,
please contact us on
020 8891 7117 or
minicom 020 8831 6001

Civic Centre, 44 York Street
Twickenham TW1 3BZ
www.richmond.gov.uk

Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રીટિંગ સેવાની ગોઠવણ કરી આપીશું.

Gujurati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰੀਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi



Local Plan Monitoring Report

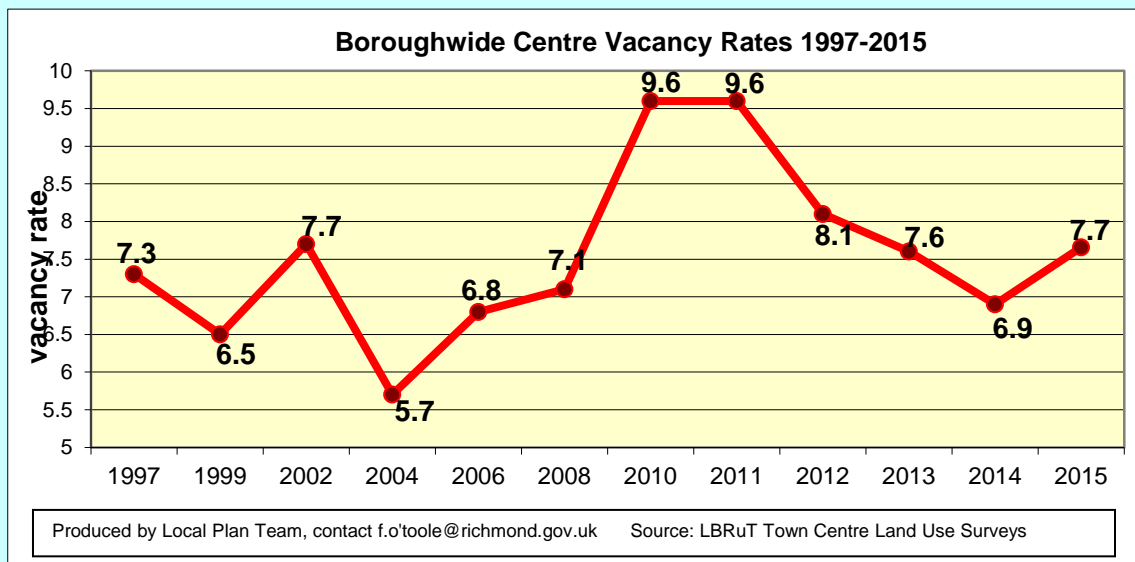
2015 Town Centre Land Use Survey: Vacancy rates in the borough's centres

Summary

The Council surveys the ground floor occupiers in centres across the borough each year to be able to systematically monitor changes in vacancy rates and types of use. It is a snapshot survey. The key findings are as follows:

Centre vacancy rates (the number of vacant premises/outlets as a proportion of the total premises/outlets in the centre)

- **The overall number of vacant premises/outlets has risen slightly from the previous year.**
- **In total there were 186 vacant units boroughwide in 2015 compared to 168 in 2014, 183 in 2013, 195 in 2012 and 233 in 2011.** This represents a slight rise from last year, figures being more comparable with those for 2013.
- **At 7.7% the borough centre vacancy rate remains low compared to the national average of c.11%.**
- **6.7% of units in designated frontages were vacant in 2015. Vacancy rates in designated shopping frontages are slightly lower than in non-designated frontages.**



Shop vacancy rates (vacant A1 Use Class: retail, shops including retail services such as hairdressers and Post Offices as a proportion of all A1 occupiers)

- **There were 113 vacant shops recorded by the Survey in 2015 in centres across the borough.**
- **Since 2014 the number of vacant shops has risen slightly from 7.7% in 2014 to 8.8% in 2015. This amounts to a net increase of 13 vacant shops over the same period.**
- Richmond and Twickenham centres have the largest actual numbers of vacant shops which reflects their size – they are the two largest centres in the borough.
- Amongst the smaller centres change has been limited generally. Shop vacancies in parades of local importance have dropped overall. Amongst local centres Hampton Hill and East Twickenham had the largest number of vacant shops in 2015 (7 each).
- Approximately 60% of all vacancies in the borough are vacant shops or retail services (i.e.within the A1 use class), as was the case in 2013 & 2014. **Therefore, a significant number of vacant units in the borough are not vacant shops, illustrating it is not just retailers who are operating in challenging conditions.**

1. Methodology

- 1.1.1 This document is part of a series of publications which make up the Council's Authority's Monitoring Report 2014/15, published in a phased approach on the Council's website. This is the third in the series.
- 1.1.2 The Council has undertaken an Annual Land Use Survey of borough centres since the late 1990s. The Land Use Survey is a snap shot survey, undertaken by observation in the field, i.e. the researcher makes a judgement as to the nature of the occupier on that particular day. Information is not requested from landlords, nor verified by an alternative data source. A judgement will be taken by the surveyor in the field as to whether the business is operating, but not open on the survey day. This would include for example, businesses only opening in the evenings, and a small number of shops which still close on Wednesday afternoons.
- 1.1.3 Only the ground floor occupier is recorded unless specified. It is therefore not a survey of floorspace. (Richmond has a number of stores with sales areas on several floors.) When amalgamating figures, occupiers are counted once per centre unless operating from separate premises within the same centre. Therefore, the amalgamation of units will not show the increase in floorspace and may in fact indicate a decrease in units in a particular use class, although the denominator would be reduced in line.
- 1.1.4 As many businesses are included as possible including a small number which are outside of town (main) centre boundaries/mixed use areas as defined in the Local Plan.
- 1.1.5 Units being refurbished for a new occupier are not included in the vacancy count. In a small number of instances where it is advertised on-site that the new business will be opening in the very near future, the premises will be recorded as occupied.
- 1.1.6 The document includes a **centre vacancy rate** which is the number of vacant premises/outlets as a proportion of the total premises/outlets in the centre. Since there is considerable interest in the health of retail (A1 use class – shops, including A1 services such as hairdressers, ticket offices, Post Offices) at present a **shop vacancy rate** is also r which is the number of vacant shops as a proportion of all shops.

2. Background

3.1 Structural changes to retailing

- 3.1.1 There are also well-documented changes to the retail sector resulting from growth in multichannel retailing, primarily via the internet, which has resulted in debate about the amount of shopping needed in the High Street. Recent research suggests that the capital¹, and the borough specifically², still requires additional retail floorspace. It is especially important and timely to monitor vacancy rates.

3.2 Changes to permitted development rights:

- 3.1.2 The government has introduced a number of changes to permitted development rights which have made it easier to change between uses without needing planning permission although some changes of use are subject to a prior approval process.

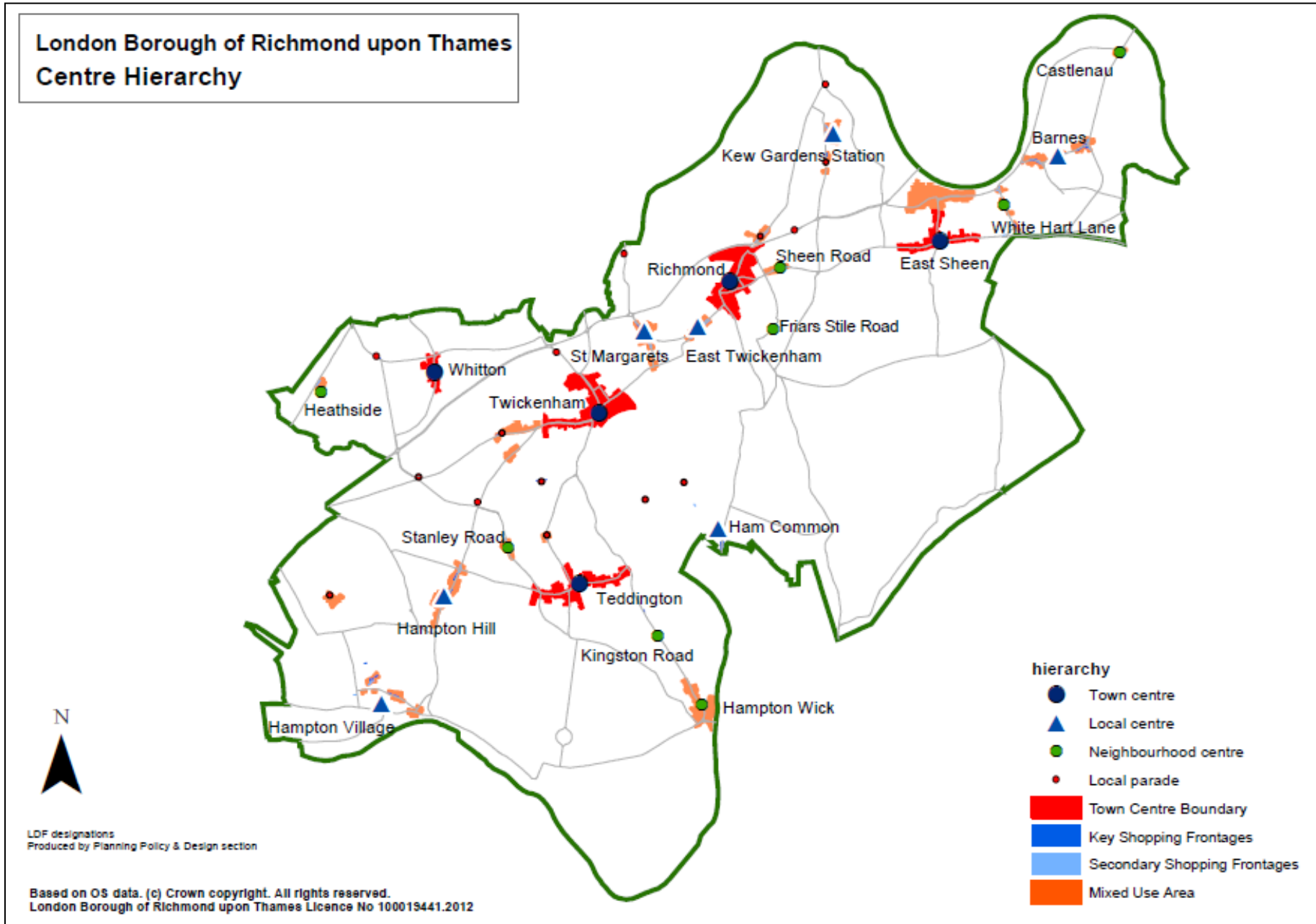
¹ <http://www.london.gov.uk/priorities/planning/publications/consumer-expenditure-and-comparison-goods-retail-floorspace-need>

² http://www.richmond.gov.uk/richmond_retail_study_november_2014.pdf

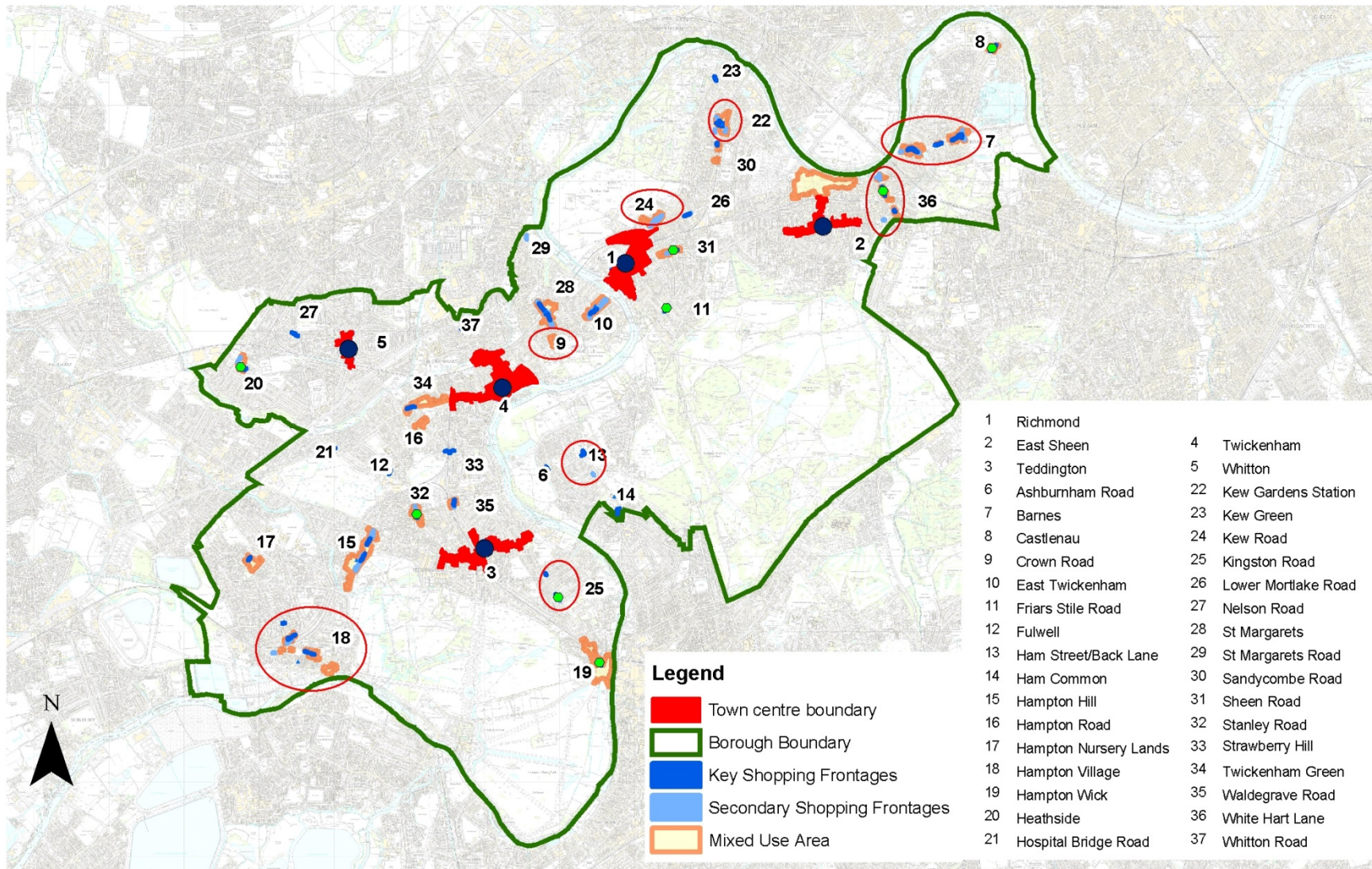
3.3 The Borough's town centres
Table 1: Centre hierarchy¹

Type of Centre	Name of Centre
Main centres	Richmond Twickenham Teddington East Sheen Whitton
Local centres	Barnes (High Street & Church Road) East Twickenham Hampton Hill Hampton Village Ham Common (Parade) Kew Gardens St Margarets
Neighbourhood centres	Castelnau Friars Stile Road Hampton Wick Heathside (Powder Mill Lane) Sheen Road Kingston Road (Teddington) Stanley Road (Teddington) White Hart Lane (Barnes/Mortlake)
Parades of local importance	Ashburnham Road Fulwell Ham Street/Back Lane Hampton Nursery Lands Hospital Bridge Road Kew Green Kew Road Lower Mortlake Road Nelson Road St Margarets Road (parade north of the A316) Sandycombe Road (Kew) Strawberry Hill Twickenham Green Waldegrave Road Whitton Road

¹ – Hierarchy set out in Core Strategy policy CP8 and emerging Local Plan LP25.



Location of town, local centres and local parades in Richmond upon Thames



Based on OS data. (c) Crown copyright. All rights reserved.
London Borough of Richmond upon Thames Licence No 100019441.2012

Red circles identify extent of designated frontage
in that particular centre

LDF designations
Produced by Planning Policy & Design Section

4.0 Vacancy rates

4.1 Centre vacancy rates

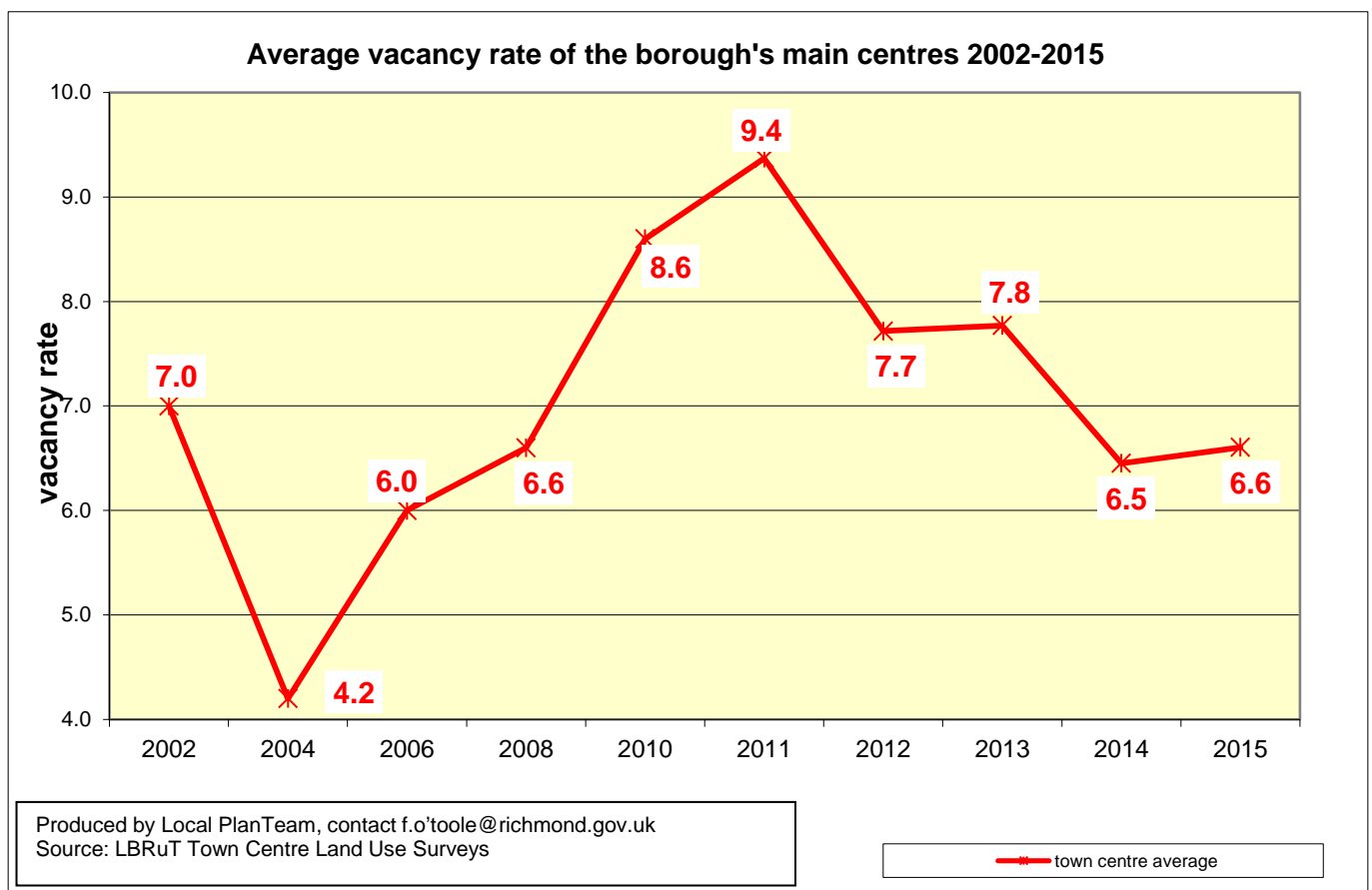
Table 2: Vacancy rates in 5 main town centres

	key shopping frontage						secondary shopping frontage						all designated frontage					
	2008	2010	2012	2013	2014	2015	2008	2010	2012	2013	2014	2015	2008	2010	2012	2013	2014	2015
Richmond	5.1	4.6	7.8	4.7	6.0	7.7	4.9	10.9	10.0	8.9	6.9	5.9	5	6.5	8.4	6.0	6.3	7.2
East Sheen	4.6	4.5	2.6	3.9	5.3	2.6	11.1	12.7	6.6	9.0	6.8	3.8	7.7	8.4	5.2	7.1	6.2	3.3
Teddington	5.3	7.9	2.6	4.3	3.4	3.4	4.3	7.8	10.0	10.0	1.7	3.3	4.7	7.8	5.1	6.2	2.8	3.4
Twickenham	4.5	6.8	8.3	9.1	9.2	7.6	3.9	6.5	10.3	10.4	7.9	7.0	4.3	6.7	9.3	9.7	8.6	7.3
Whitton	8.7	5.8	10.3	5.3	7.1	8.8	25.6	27.0	10.0	12.0	6.0	10.2	14.8	13.2	10.2	8.4	6.6	9.4
Average	5.6	5.5	6.5	5.5	6.2	6.4	10	11.1	9.2	9.8	6.3	5.7	7.3	7.9	7.6	7.4	6.3	6.1

	centre vacancy rate (all frontages)						number of vacant units	
	2008	2010	2012	2013	2014	2015	2014	2015
Richmond	5.4	6.8	8.3	6.2	6.5	7.3	23	26
East Sheen	6.2	9.7	6.5	7.6	5.9	4.8	17	14
Teddington	4.2	6.8	5.2	6.2	2.6	3.6	5	7
Twickenham	7.7	9.3	8.7	10.7	9.4	8.4	28	25
Whitton	13.3	11.9	10.4	8.1	6.7	9.0	9	12
Average/total	6.6	8.6	7.7	7.8	6.5	6.6	82	84

Source: LBRuT Town Centre Land Use Surveys. Produced by Local Plan Team. Snapshot surveys.
Red indicates an increase in the rate between 2014 and 2015, **black** no change, and **blue** a fall in the rate.

- 4.1.1 Vacancy rates are regarded as one of, if not the best indicator of the health of town centres. However, unlike some indicators such as pedestrian flow which provide up-to-date information, it may take some time for change to reveal itself through vacancy rates. This is because data are collected annually and a unit may have been vacant months before that point. Also, a business may be struggling for some time before closure and thus the survey would not reflect these difficult circumstances.
- 4.1.2 **The overall vacancy rate for the borough's five main centres in 2015 is 6.6% which is very similar to that in 2014 (6.5%).** Numbers of vacant units have increased by only 2. Individually, centres have experienced marginal change with Richmond, Teddington and Whitton experiencing a slight increase in vacancy rates and East Sheen and Twickenham a slight fall. **They remain very low compared to the national figure of c11%³.**
- 4.1.3 **Vacancy rates are generally lower in designated shopping frontages⁴** and average 6.4% in key shopping frontage, 5.7% in secondary shopping frontage, with the overall figure for designated frontages at just 6.1%.



³ NB figures for national vacancy rates will differ by data provider. This figure is the GOAD UK average 2015.

⁴ See Development Management Plan policy DMTC3 (retail frontages) and emerging Local Plan policy LP 26 which sets out policy for parts of centres covered by key & secondary shopping frontages.

Table 3: Centre vacancy rates in the smaller centres

	key shopping frontage					secondary shopping frontage					all designated frontage				
	2008	2010	2012	2014	2015	2008	2010	2012	2014	2015	2008	2010	2012	2014	2015
Local centres															
Barnes	11.5	17.7	6.5	3.9	1.3	0	3.6	11.1	3.8	3.7	8.5	14.0	7.7	3.9	2.0
East Twickenham	5.3	0	5.3	10.5	21.1	5.7	13.2	9.4	9.4	17.3	5.6	9.7	8.3	9.7	18.3
Hampton Hill	0	4	3.6	3.4	0.0	4.3	4.3	4.3	6.3	8.5	2.8	2.9	4.0	5.2	5.3
Hampton Village	11.5	11.1	7.1	0.0	3.6	5	19.0	5.6	5.6	5.6	8.7	9.1	6.5	2.2	4.3
Ham Common	3.3	3.3	0.0	6.7	6.7	0	0	0	0.0	25.0	2.9	2.9	0.0	5.9	8.8
Kew Gardens Station	4.3	4.2	4.0	4.0	8.0	0	6.3	6.3	6.3	6.3	2.6	5.0	4.9	4.9	7.3
St Margarets	3.2	0	3.2	3.2	6.5	3.1	6.3	6.3	6.3	3.1	3.2	3.2	4.8	4.8	4.8
Average		8.5	4.6	4.2	5.1		8.5	7.0	6.6	9.2		8.5	5.7	5.3	6.9
Neighbourhood centres															
Castlenau	8.7	13.0	8.7	8.7	13.0	n/a	n/a	n/a	n/a	n/a	8.7	13.0	8.7	8.7	13.0
Friars Stile Road*	0.0	11.8	0.0	0.0	17.6	0.0	50.0	n/a	n/a	n/a	0.0	19.0	0.0	0.0	17.6
Hampton Wick*	9.1	0.0	0.0	12.5	12.5	n/a	n/a	n/a	n/a	n/a	9.1	0.0	0.0	12.5	12.5
Heathside	0.0	13.3	13.3	0.0	0.0	7.7	0.0	0.0	0.0	0.0	3.6	7.1	7.1	0.0	0.0
Sheen Road	11.1	11.1	11.1	0.0	0.0	0.0	0.0	25.0	0.0	0.0	6.3	6.3	17.6	0.0	0.0
Kingston Road	6.7	13.3	6.7	6.7	13.3	0.0	16.7	16.7	0.0	50.0	4.8	14.3	9.5	4.8	23.8
Stanley Road	4.5	9.5	4.8	0.0	4.8	7.1	14.3	13.3	13.3	13.3	5.6	11.4	8.3	5.6	8.3
White Hart Lane	9.5	9.1	4.5	9.1	13.6	0.0	9.5	9.5	4.8	4.8	4.8	9.3	7.0	7.0	9.3
Average		10.5	6.2	4.7	10.0		10.8	11.3	4.8	9.7		10.6	7.9	4.7	9.9
Local parades															
Ashburnham Road	0.0	0.0	0.0	0.0	0.0	n/a	n/a	n/a	n/a	n/a	0.0	0.0	0.0	0.0	0.0
Fulwell	22.2	22.2	11.1	0.0	0.0	n/a	n/a	n/a	n/a	n/a	22.2	22.2	11.1	0.0	0.0
Ham Street / Back Lane	23.1	0.0	7.7	9.1	23.1	0.0	40.0	25.0	0.0	0.0	17.6	11.1	11.8	6.7	17.6
Hampton Nursery Lands	0.0	0.0	0.0	0.0	0.0	n/a	n/a	n/a	n/a		0.0	0.0	0.0	0.0	0.0
Hospital Bridge Road	0.0	16.7	0.0	0.0	0.0	n/a	n/a	n/a	n/a		0.0	16.7	0	0.0	0.0
Kew Green	11.1	11.1	12.5	12.5	12.5	n/a	n/a	n/a	n/a		11.1	11.1	12.5	12.5	12.5
Kew Road	n/a	n/a	n/a	n/a		7.1	3.6	7.1	3.4	0.0	7.1	3.6	7.1	3.4	0.0
Lower Mortlake Road	9.1	9.1	9.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.3	8.3	8.3	0.0	0.0
Nelson Road	9.1	27.3	27.3	18.2	9.1	n/a	n/a	n/a	n/a		9.1	27.3	27.3	18.2	9.1
Sandycombe Road	16.7	16.7	0.0	0.0	0.0	0.0	16.7	0.0	0.0	0.0	8.3	16.7	0	0.0	0.0
Strawberry Hill	14.3	14.3	7.1	14.3	0.0	n/a	n/a	n/a	n/a		14.3	14.3	7.1	14.3	0.0
Twickenham Green	11.8	17.6	27.8	22.2	16.7	n/a	n/a	n/a	n/a		11.8	17.6	27.8	22.2	16.7
Waldegrave Road	10.0	10.0	10.0	20.0	10.0	0.0	0.0	0.0	0.0	0.0	7.1	7.1	7.1	14.3	7.1
St Margarets Road	n/a	n/a	n/a	n/a	n/a	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25	25.0	25.0
Whitton Road	16.7	16.7	0.0	0.0	0.0	n/a	n/a	n/a	n/a	n/a	16.7	22.2	0.0	0.0	0.0
Average		12.9	11.2	9.8	7.3		11.5	9.6	5.8	3.8		12.5	10.7	8.6	6.3

	centre vacancy rate (all frontages)						number of vacant units	
	2008	2010	2012	2013	2014	2015	2014	2015
Local centres								
Barnes	2.3	12.3	6.3	4.7	4.0	2.4	5	3
East Twickenham	6.4	9.1	7.8	6.5	9.1	17.1	7	13
Hampton Hill	4.0	7.8	7.0	6.2	10.6	11.4	14	15
Hampton Village	6.3	12.3	5.1	2.6	2.5	5.1	2	4
Ham Common	2.4	7.3	2.4	2.4	7.0	7.0	3	3
Kew Gardens Station	2.0	4.0	3.8	3.9	3.9	5.9	2	3
St Margarets	4.5	3.0	4.5	6.0	4.5	4.5	3	3
Average/total			5.7	4.9	6.3	7.7	36	44
Neighbourhood centres								
Castelnau	8.3	12.5	8.3	12.5	8.3	12.5	2	3
Friars Stile Road	0.0	19.0	9.5	14.3	5.0	14.3	1	3
Hampton Wick	15.1	20.0	23.6	22.2	20.7	29.8	12	17
Heathside	3.0	6.1	6.1	9.1	0.0	0.0	0	0
Sheen Road	17.5	7.3	11.9	4.9	4.7	4.9	2	2
Kingston Road	4.2	14.3	9.5	0.0	4.8	23.8	1	5
Stanley Road	6.5	8.9	6.7	8.9	4.4	6.7	2	3
White Hart Lane	10.0	10.2	8.5	8.3	8.3	13.3	5	8
Average/total			11.4	10.7	8.2	13.6	25	41
Local parades								
Ashburnham Road	12.5	0.0	0.0	0.0	0.0	0.0	0	0
Fulwell	16.7	25.0	16.7	0.0	0.0	0.0	0	0
Ham Street / Back Lane	25.0	10.5	11.1	5.6	6.3	16.7	1	3
Hampton Nursery Lands	9.1	0.0	0.0	0.0	0.0	0.0	0	0
Hospital Bridge Road	0.0	16.7	0.0	0.0	0.0	0.0	0	0
Kew Green	5.6	5.3	11.1	11.1	5.3	5.3	1	1
Kew Road	11.8	5.9	8.8	5.7	2.9	0.0	1	0
Lower Mortlake Road	10.5	6.3	5.9	0.0	0.0	0.0	0	0
Nelson Road	9.1	27.3	27.3	27.3	18.2	9.1	2	1
Sandycombe Road	12.5	19.5	7.0	4.7	7.0	4.7	3	2
Strawberry Hill	14.3	14.3	7.1	14.3	14.3	0.0	2	0
Twickenham Green	12.2	12.2	16.7	14.3	23.8	14.3	10	6
Waldegrave Road	13.3	13.3	13.3	13.3	13.3	6.7	2	1
St Margarets Road	27.3	27.3	27.3	27.3	27.3	18.2	3	2
Whitton Road	15.4	20.0	6.7	6.7	0.0	6.7	0	1
Average/total			10.9	8.7	9.0	6.1	25	17

Notes:

Red indicates an increase in the rate between 2013 and 2014, black no change, and blue a fall in the rate.

If the actual number of vacancies has remained the same the colour coding will be shown as black, there may be some marginal change in the percentage because the denominator has changed, due to amalgamation/ splitting of units in the centre.

- 4.1.4 Average vacancy rates in local centres and parades of local importance were significantly lower than the national average (11.3% in 2015), whereas the neighbourhood centre average is more commensurate with it at 13.6%.
- 4.1.5 Amongst the local centres Hampton Hill and East Twickenham have the highest vacancy rates (11.4% and 17.1% respectively). Much of the increase in overall numbers for local centres can be attributed to a significant increase in vacancies in East Twickenham from 7 in 2014 to 13 in 2015. Only half of vacancies in East Twickenham are vacant shops. Recent closures including a range of land uses.
- 4.1.7 Amongst the local parades the land use survey records a fall in vacancies from 25 in 2014 to 17 in 2015, with a commensurate fall in the vacancy rate from 9.0% to 6.1%. There have been marginal changes in several local parades. Twickenham Green has experienced a notable decrease in vacancies. New businesses opening included a gift shop, office and car hire office. When surveyed, 3 of the 6 vacancies were shops.
- 4.1.8 For neighbourhood centres, the picture is less positive. The overall vacancy rate of 13.6% has risen sharply from 8.2% in 2014 and indeed is higher than the 11.4% experienced in 2012. A number of centres are largely responsible for this increase:
- Hampton Wick – with a vacancy rate of almost 30%, Hampton Wick has the highest rate of any centre surveyed. However, the centre has not been without any investment over the past year. New businesses include an architect and sports development centre/gym. The takeaway recorded as vacant has subsequently changed hands and reopened. Of greater impact on the figures is that the vacancies include a long-term vacant site under consideration for redevelopment and several office buildings which are currently being converted to housing under permitted development rights.
 - Kingston Road – Figures include the vacant off-licence/foodstore which has subsequently been demolished for redevelopment by J Sainsbury. However, business closures include 2 hardware shops (one of which is in a prominent corner unit), an office and hairdresser.
 - White Hart Lane – a range of businesses have closed including a beauty salon with ancillary gym and office, plus an autoparts retailer and clothes shop.
- 4.1.9 The impact of changes to permitted development rights⁵ is beginning to be felt in the borough, with properties being converted at time of survey resulting in a temporary increase in vacancy rates in some centres.

⁵ Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

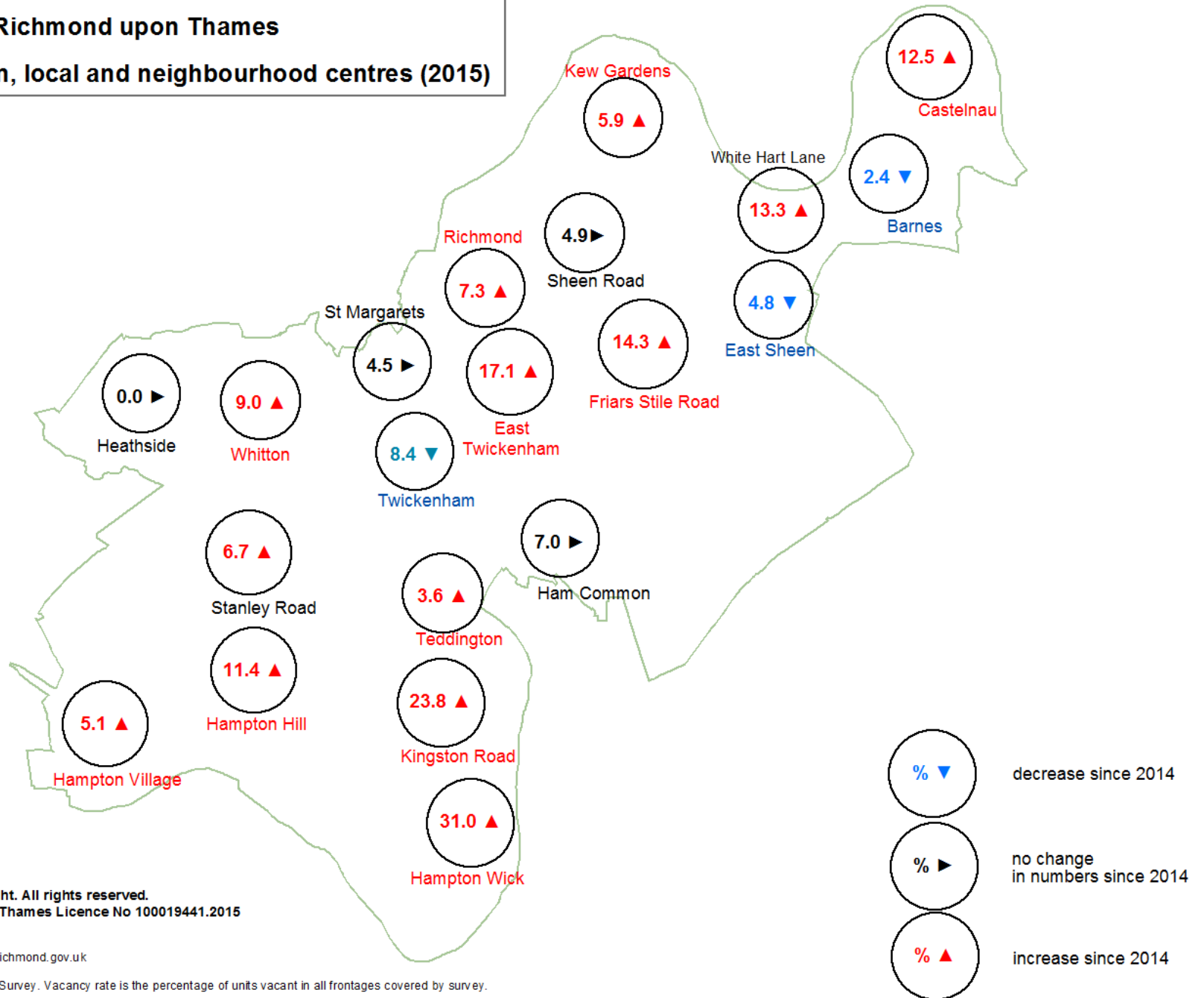
Table 4: Summary Table: Vacancies in designated frontages

	2011	2012	2013	2014	2015
In designated shopping frontages:¹					
total number of vacancies	170	141	127	114	125
Of which:					
town centres	96	82	79	67	65
local centres	33	25	18	23	30
neighbourhood centres	16	15	14	9	19
local parades	25	19	16	15	11
Vacancy rate	9.0	7.5	6.8	6.1	6.7
	2011	2012	2013	2014	2015
In all frontages:					
Total number of vacancies	233	195	183	168	186
Vacancy rate	9.6%	8.1%	7.6%	6.9%	7.7%

Source LBRuT Town Centre Land Use Surveys

¹ See Development Management Plan policy DMTC3 (retail frontages) and emerging Local Plan policy LP 26 which sets out policy for parts of centres covered by key & secondary shopping frontages.

London Borough of Richmond upon Thames
Vacancy rates in town, local and neighbourhood centres (2015)

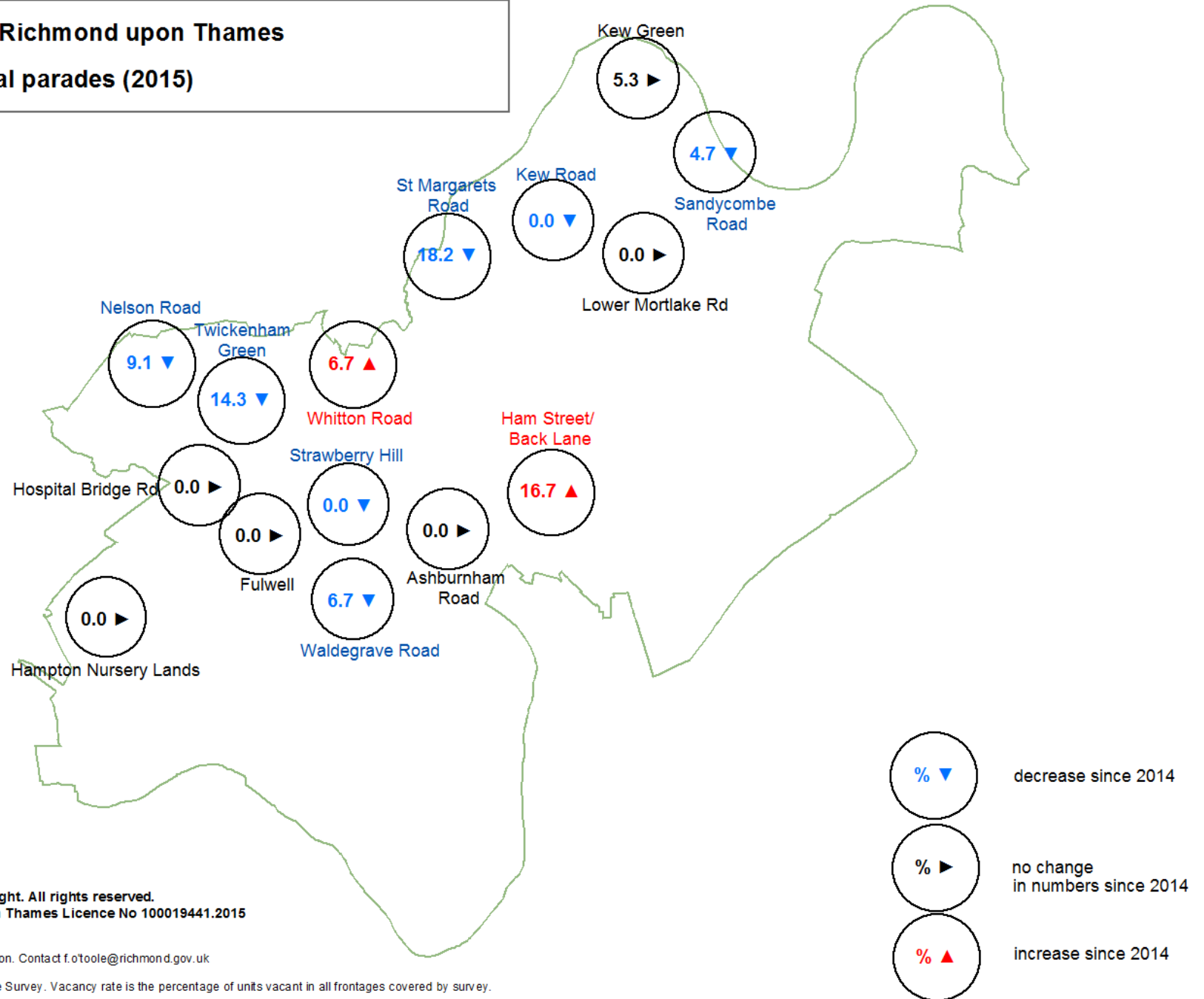


Based on OS data. (c) Crown copyright. All rights reserved.
 London Borough of Richmond upon Thames Licence No 100019441.2015

LDF designations
 Produced by Local Plan Team. Contact ldf@richmond.gov.uk

source: LBRuT 2015 Town Centre Land Use Survey. Vacancy rate is the percentage of units vacant in all frontages covered by survey.

London Borough of Richmond upon Thames
Vacancy rates in local parades (2015)



Based on OS data. (c) Crown copyright. All rights reserved.
 London Borough of Richmond upon Thames Licence No 100019441.2015

LDF designations
 Produced by Planning Policy & Design section. Contact f.o'toole@richmond.gov.uk

source: LBRuT 2015 Town Centre Land Use Survey. Vacancy rate is the percentage of units vacant in all frontages covered by survey.

4.2 Shop Vacancy Rates

- 4.2.1 This section of the report provides statistics on **vacant shops** specifically, in order to provide information on the health of the retail sector in the borough. This is in part a response to national concerns that the retail sector is in decline, in the most part from the growth in multi-channel retailing, in particular in internet shopping. As mentioned earlier, the closure of a shop is the ultimate proof that the business was not viable and may come at the end of a long period of difficulty. Vacancy rates are therefore an accurate, but not necessarily a quick or responsive as an indicator of change.
- 4.2.2 Vacant shops have been analysed since 2012. In 2015 8.6% of shops were vacant. This year's figures are slightly above those for last year and more commensurate with 2013.

Table 4: Summary Table: Vacant shops

	2012	2013	2014	2015
Vacant shops:				
total number of shop vacancies	125	116	100	113
Of which:				
town centres	66	64	55	58
local centres	20	15	16	21
neighbourhood centres	22	21	14	25
local parades	18	16	15	9
Shop vacancy rate (number of vacant shops as a proportion of all shops)	9.4%	8.8%	7.7%	8.8%

Source LBRuT Town Centre Land Use Surveys

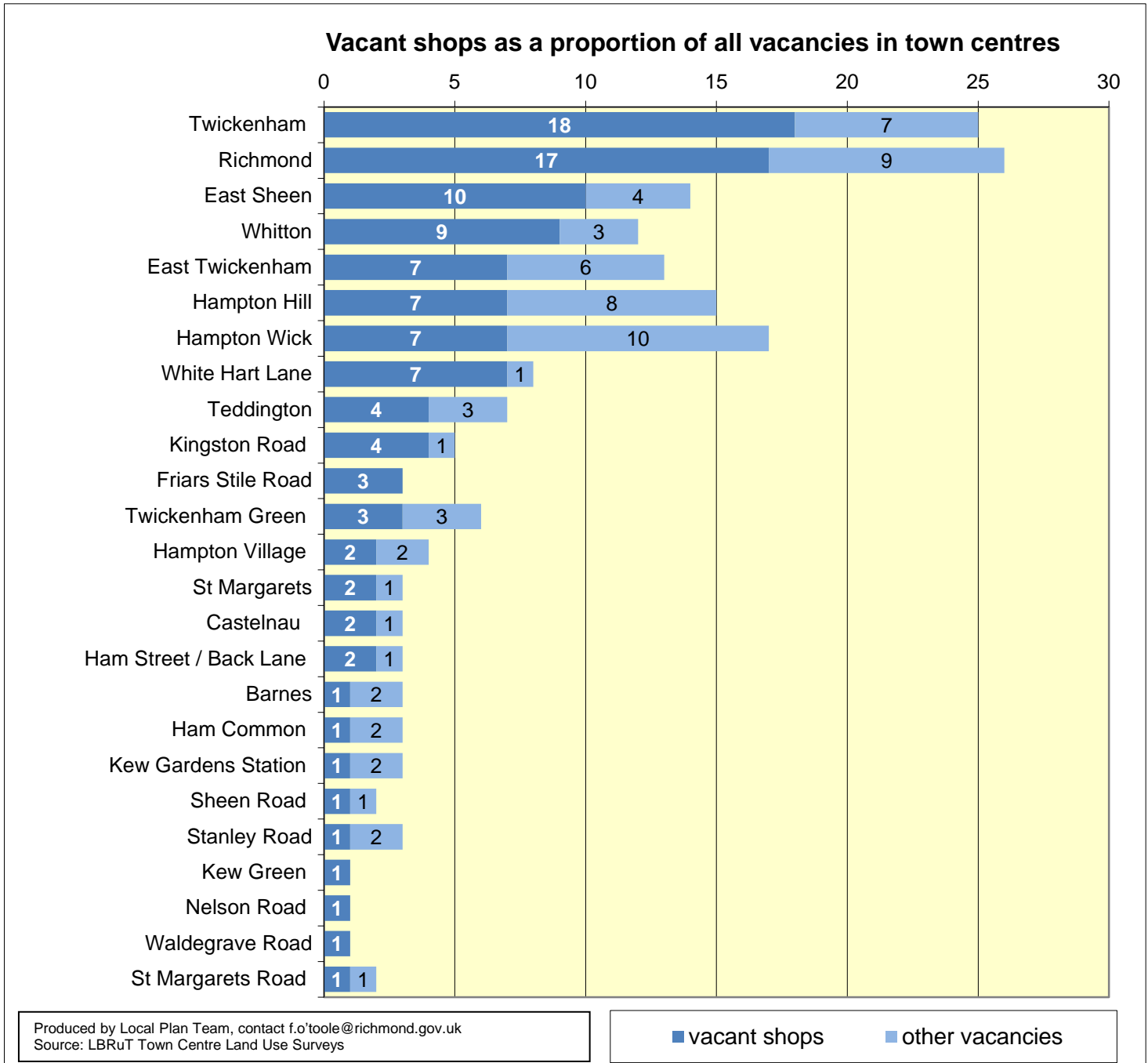
Table 5: Vacant shops (A1 Use Class – includes A1 services)

centres & parades in the borough hierarchy	numbers of vacant shops				percentage of shops which are vacant				actual change in vacant shops	% of vacancies which are shops
	2012	2013	2014	2015	2012	2013	2014	2015	2014-15	2015
main (town) centres	2012	2013	2014	2015	2012	2013	2014	2015	2014-15	2015
Richmond	22	13	14	17	10.1	6	6.6	8.2	3	65.4
East Sheen	14	16	11	10	8.4	9.6	6.5	5.9	-1	71.4
Teddington	4	5	2	4	3.6	4.5	1.8	3.6	2	57.1
Twickenham	16	22	21	18	10.5	14.5	14.2	12.1	-3	72.0
Whitton	10	8	7	9	13.2	10.5	9.7	12.5	2	75.0
main centre total/average	66	64	55	58	9.0	8.9	7.7	8.2	3	69.0
local centres	2012	2013	2014	2015	2012	2013	2014	2015	2014-15	2015
Barnes	7	4	1	1	10	5.7	1.4	1.4	0	33.3
East Twickenham	4	3	3	7	8.5	6.4	6.5	17.1	4	53.8
Hampton Hill	5	5	7	7	7.7	7.7	12.3	12.3	0	46.7
Hampton Village	2	1	1	2	4.5	2.3	2.3	4.8	1	50.0
Ham Common	0	0	2	1	0	0	8.7	4.2	-1	33.3
Kew Gardens Station	0	0	0	1	0	0	0	3.8	1	33.3
St Margarets	2	2	2	2	5.3	5.3	5.1	5.1	0	66.7
local centre total/average	20	15	16	21	6.3	4.7	5.3	7.0	5	47.7
neighbourhood centres	2012	2013	2014	2015	2012	2013	2014	2015	2014-15	2015
Castelnau	1	2	1	2	9.1	18.2	9.1	20.0	1	66.7
Friars Stile Road	2	2	1	3	14.3	14.3	8.3	33.3	2	100.0
Hampton Wick	6	7	5	7	27.8	38.9	26.3	43.8	2	41.2
Heathside	2	3	0	0	11.8	17.6	0	0.0	0	-
Sheen Road	3	0	0	1	15.8	0	0	5.3	1	50.0
Kingston Road	2	0	1	4	13.3	0	7.7	40.0	3	80.0
Stanley Road	2	3	1	1	8.7	13	4	4.0	0	33.3
White Hart Lane	4	4	5	7	12.9	12.9	16.7	25.0	2	87.5
neighbourhood centre total/average	22	21	14	25	15.0	14.4	9.3	18.2	11	61.0
local parades	2012	2013	2014	2015	2012	2013	2014	2015	2014-15	2015
Ashburnham Road	0	0	0	0	0	0	0	0.0	0	-
Fulwell	1	0	0	0	16.7	0	0	0.0	0	-
Ham Street / Back Lane	2	1	1	2	22.2	11.1	12.5	25.0	1	66.7
Hampton Nursery Lands	0	0	0	0	0	0	0	0.0	0	-
Hospital Bridge Road	0	0	0	0	0	0	0	0.0	0	-
Kew Green	2	2	1	1	18.2	18.2	11.1	11.1	0	100.0
Kew Road	1	1	0	0	6.3	6.3	0	0.0	0	-
Lower Mortlake Road	1	0	0	0	10	0	0	0.0	0	-
Nelson Road	2	2	1	1	33.3	33.3	14.3	14.3	0	-
Sandycombe Road	1	1	1	0	5.9	5.9	6.3	0.0	-1	0.0
Strawberry Hill	1	2	2	0	14.3	28.6	28.6	0.0	-2	-
Twickenham Green	4	3	4	3	22.2	16.7	25	16.7	-1	50.0
Waldegrave Road	0	1	2	1	0	11.1	25	14.3	-1	100.0
St Margarets Road	3	3	3	1	75	75	75	20.0	-2	50.0
Whitton Road	0	0	0	0	0	0	0	0.0	0	0.0
local parade total/average	18	16	15	9	13.6	12.0	11.7	6.9	-6	52.9

Source: LBRuT Annual Town Centre Land Use Surveys. Produced by Local Plan Team.

Shops = Businesses falling within the A1 Use class includes some retail services such as Post Offices, dry cleaners, ticket offices

The figures in the table are net gains/ losses. There will be some natural change within centres, with some retailers closing and others opening.



4.2.3 Approximately 60% of all vacancies in the borough are vacant shops or retail services (within the A1 use class). **Therefore a significant number of vacant units in the borough are not vacant shops illustrating it is not just retailers who are operating in challenging conditions.**



London Borough of Richmond upon Thames

Environment Directorate

Policy & Design Section

Civic Centre

44 York Street

Twickenham

Middlesex TW1 3BZ

T 020 8891 7117

E ldf@richmond.gov.uk

www.richmond.gov.uk

