

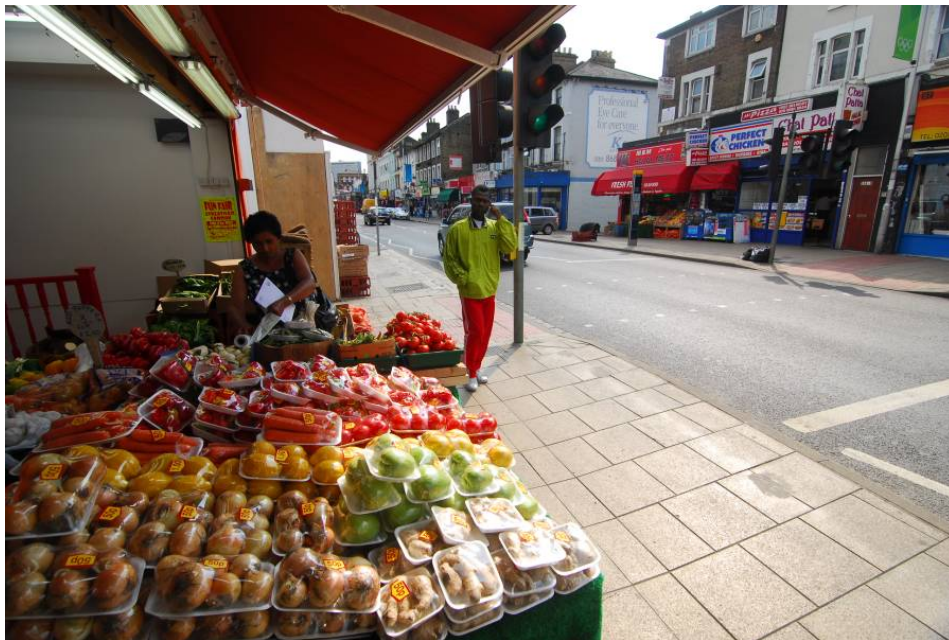
The Croydon Monitoring Report

Employment (Local Centres)

January 2014

The Croydon Local Plan aims to...

Maintain the retail vitality and viability of the borough's Local Centres



Maintaining the retail vitality and viability of the borough's Local Centres

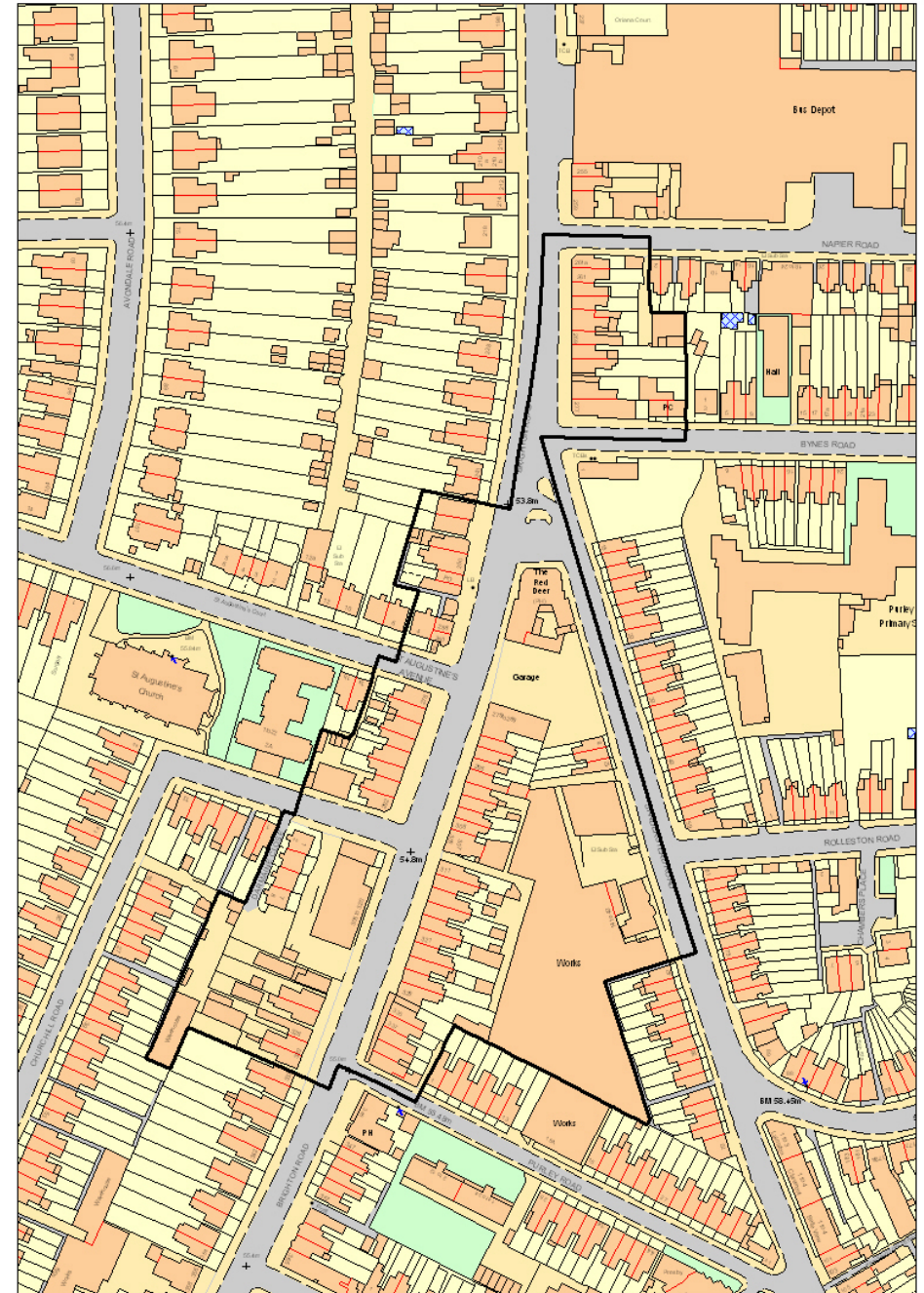
Indicator

Amount of vacant Class A1 (Retail), A2 (Financial), A3 (Restaurants and Cafes), A4 (Pubs and bars not selling food) and A5 (Hot food takeaways) floor space within Local Centres

Target

Vacancy level no greater than 12% by 2021 and no greater than 8% by 2031

Brighton Road (Sanderstead Road) Local Centre



Brighton Road (Sanderstead Road) Local Centre

In 2013 there were 45 Class A units in Brighton Road (Sanderstead Road) Local Centre

Of these units, 29 were classified as shops (Class A1)

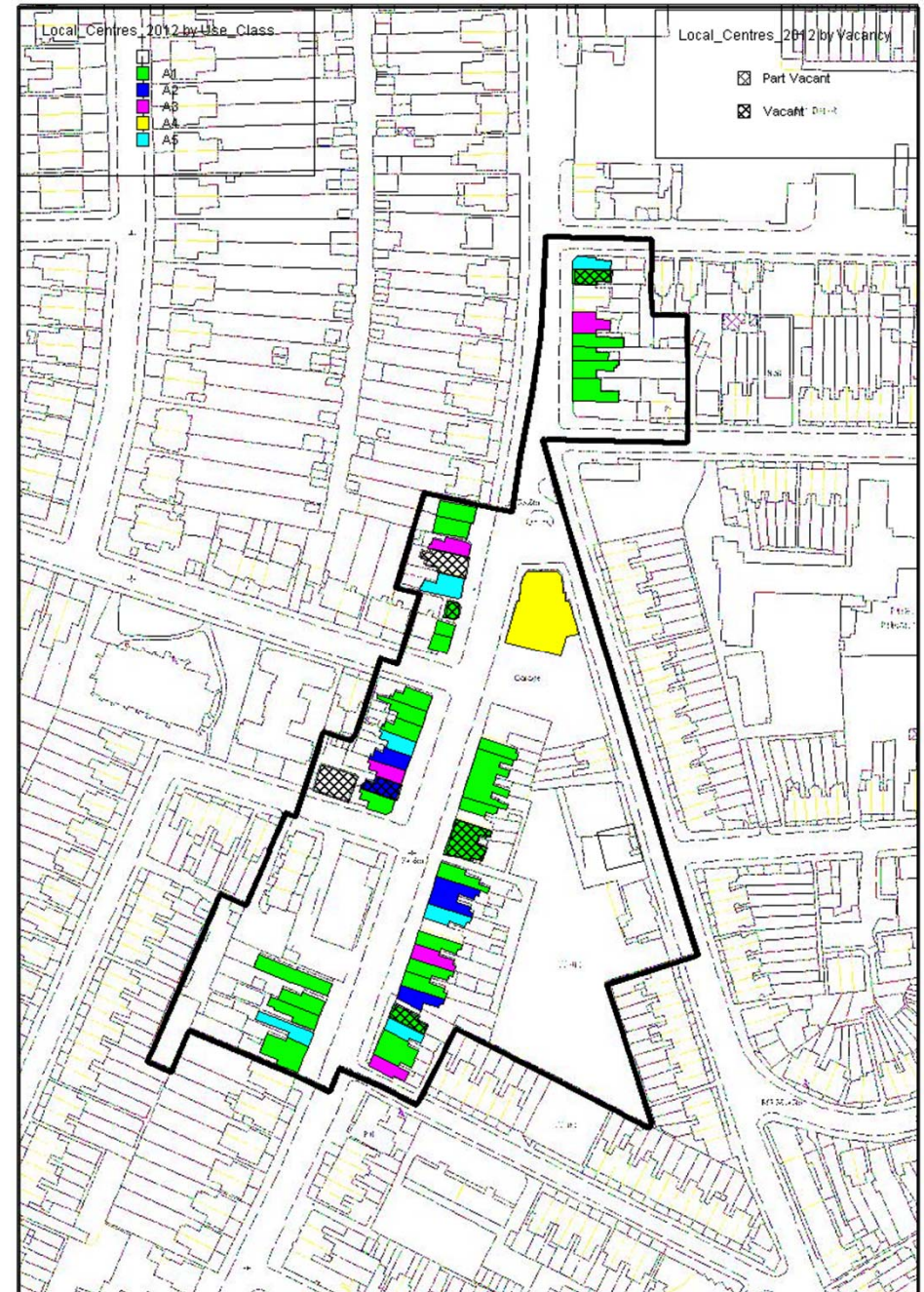


Brighton Road (Sanderstead Road) Local Centre

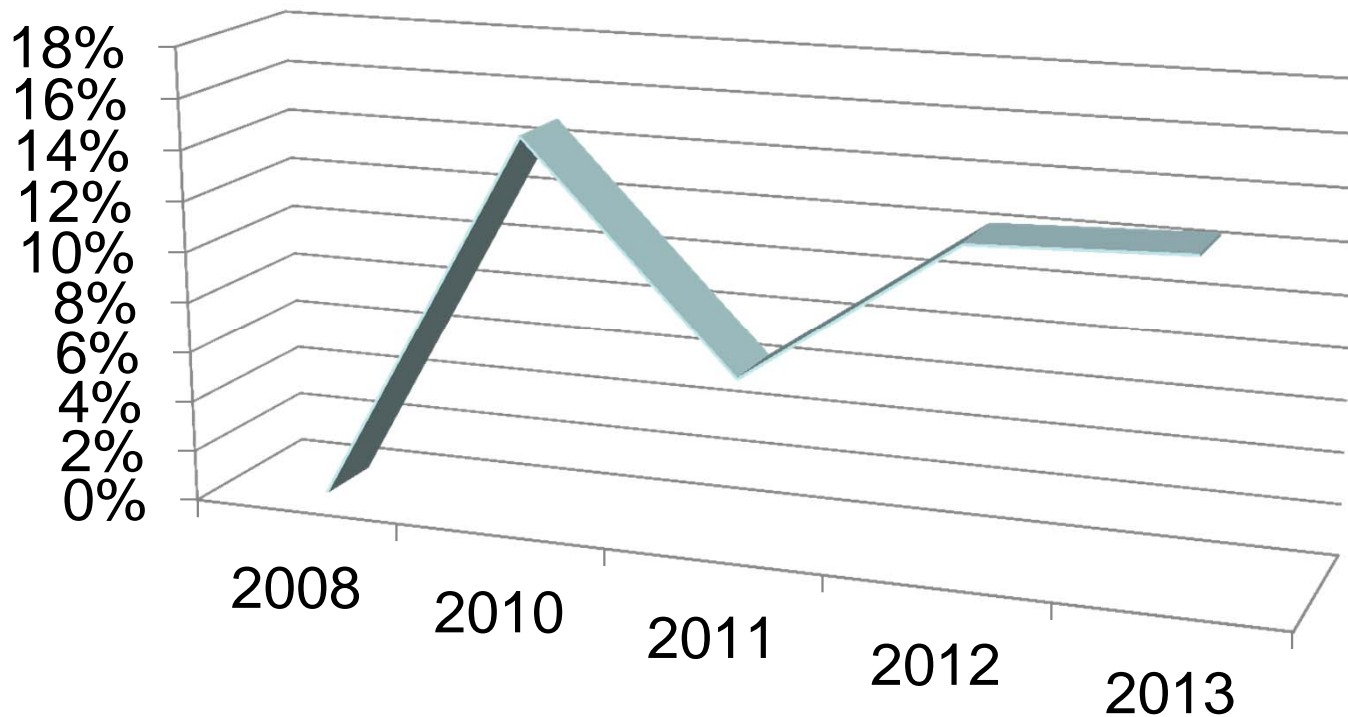
The vacancy rate in the local centre is 11% of Class A units and 13% of Class A floor space

This is higher than in 2012 when vacancy was 12% of Class A floor space

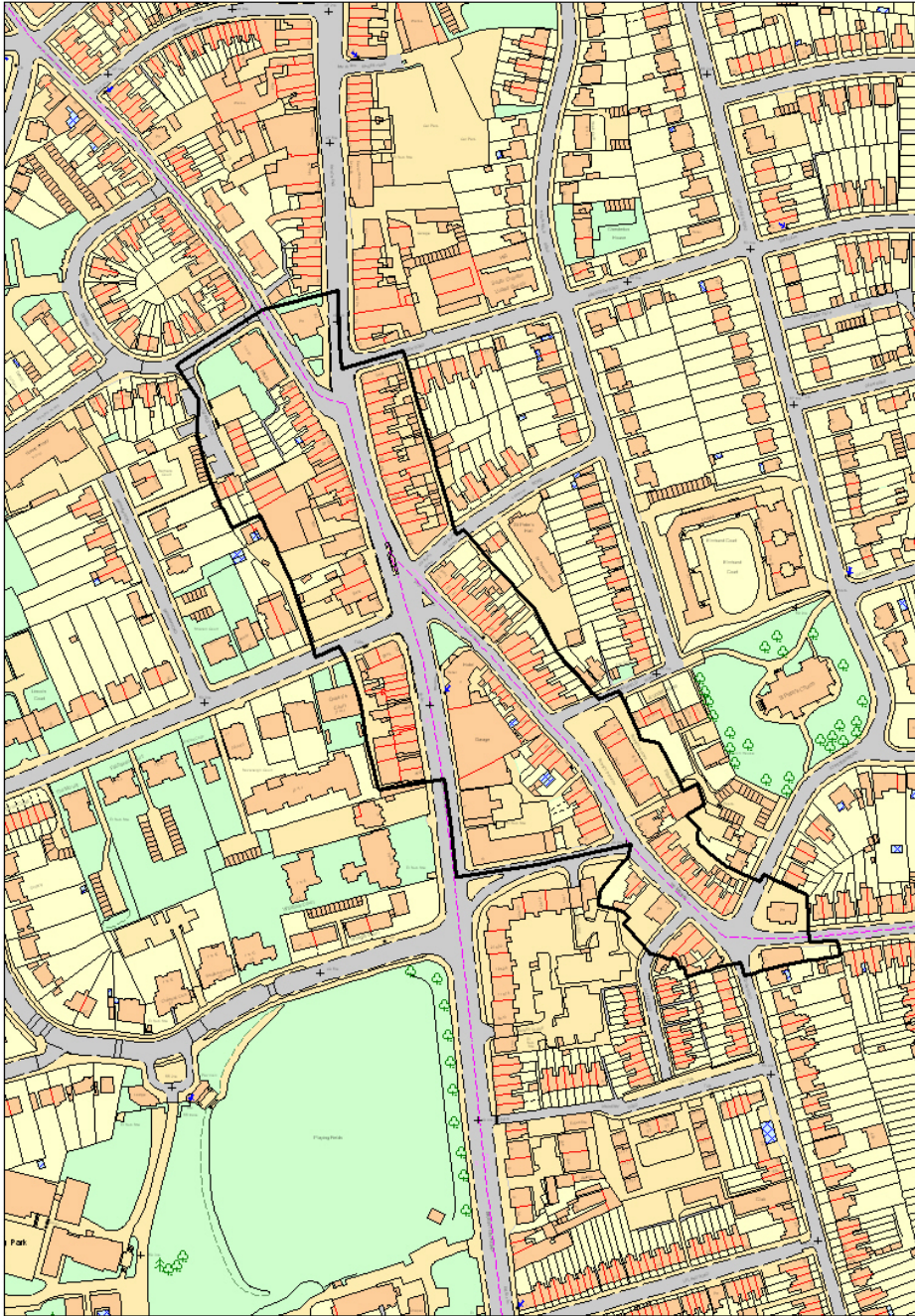
Brighton Road (Sanderstead Road) Local Centre no longer meets the target level of vacancy for 2021 or 2031



Brighton Road (Sanderstead Road) Local Centre



Since 2008 vacancy rates in Brighton Road (Sanderstead Road) Local Centre have fluctuated but appear to stabilising around the 12-13% level



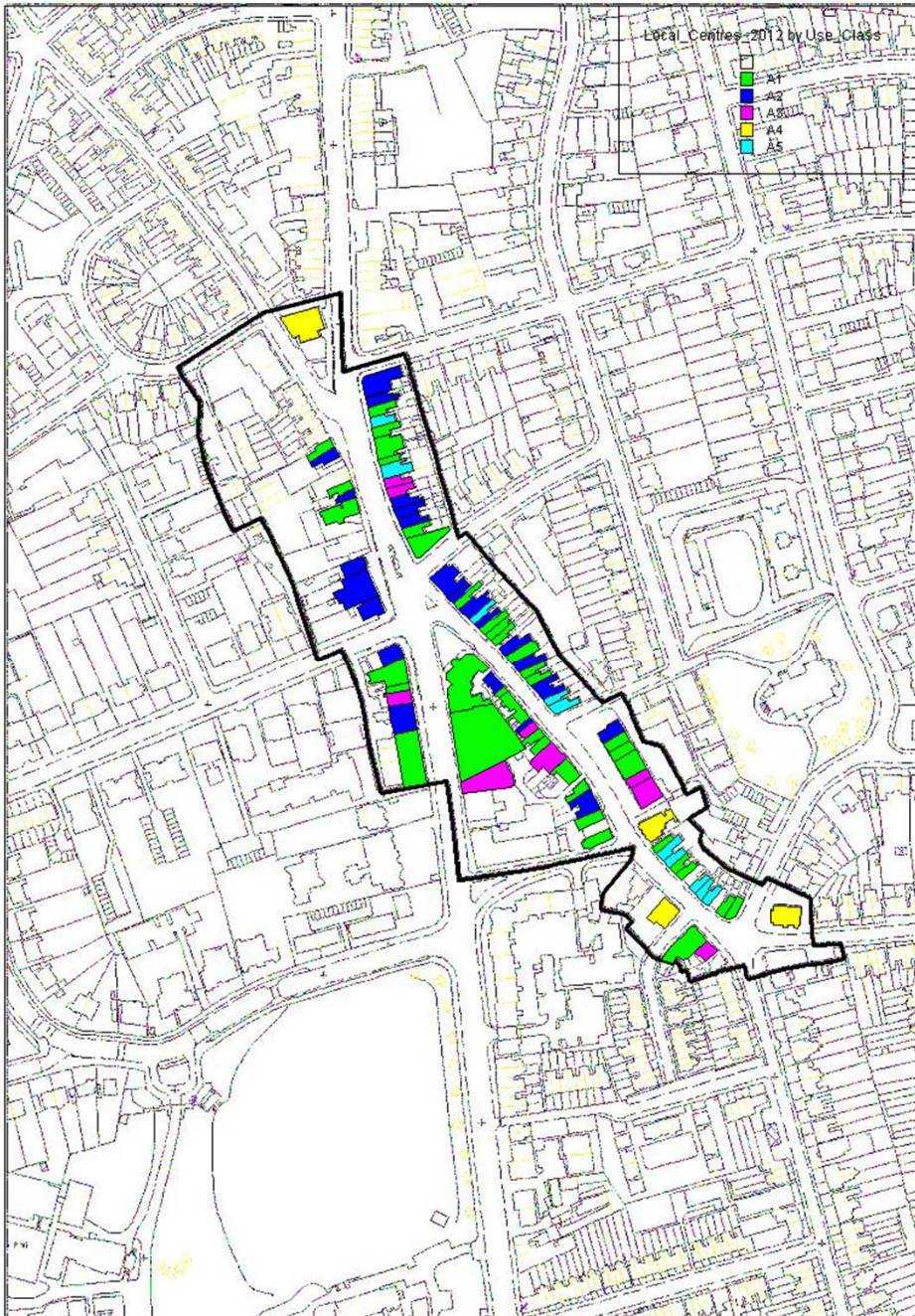
Brighton Road (Selston Road) Local Centre

Brighton Road (Selsdon Road) Local Centre

A large Local Centre which in 2013 had 87 Class A units

Of these units, 39 were classified as shops (Class A1)

Brighton Road (Selsdon Road) is the only centre in Croydon where shops (Class A1) make up less than half of the Class A units

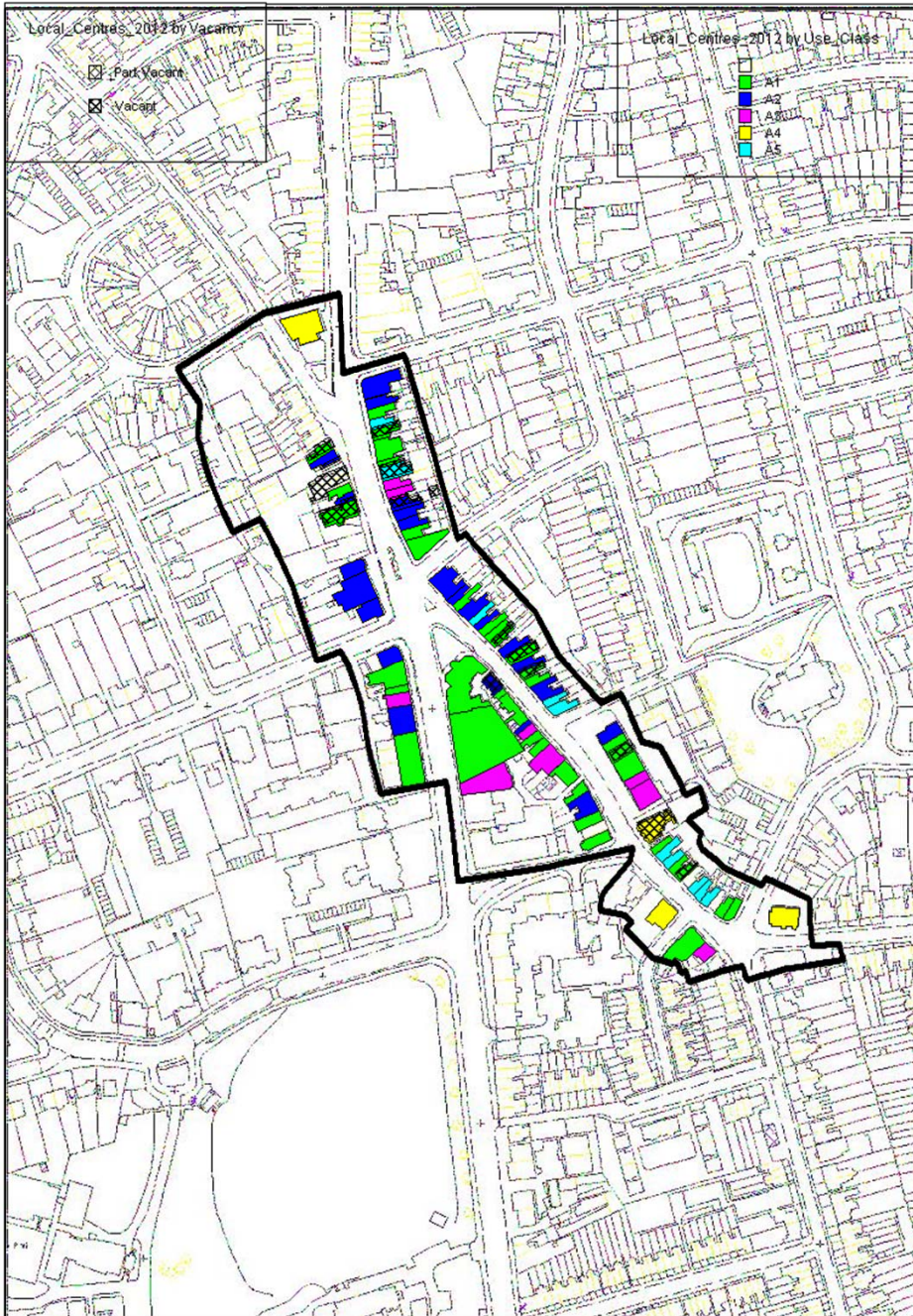


Brighton Road (Selsdon Road) Local Centre

The vacancy rate in the local centre is 15% of Class A units and 11% of Class A floor space

This is lower than in 2012 when vacancy was 18% of Class A floor space

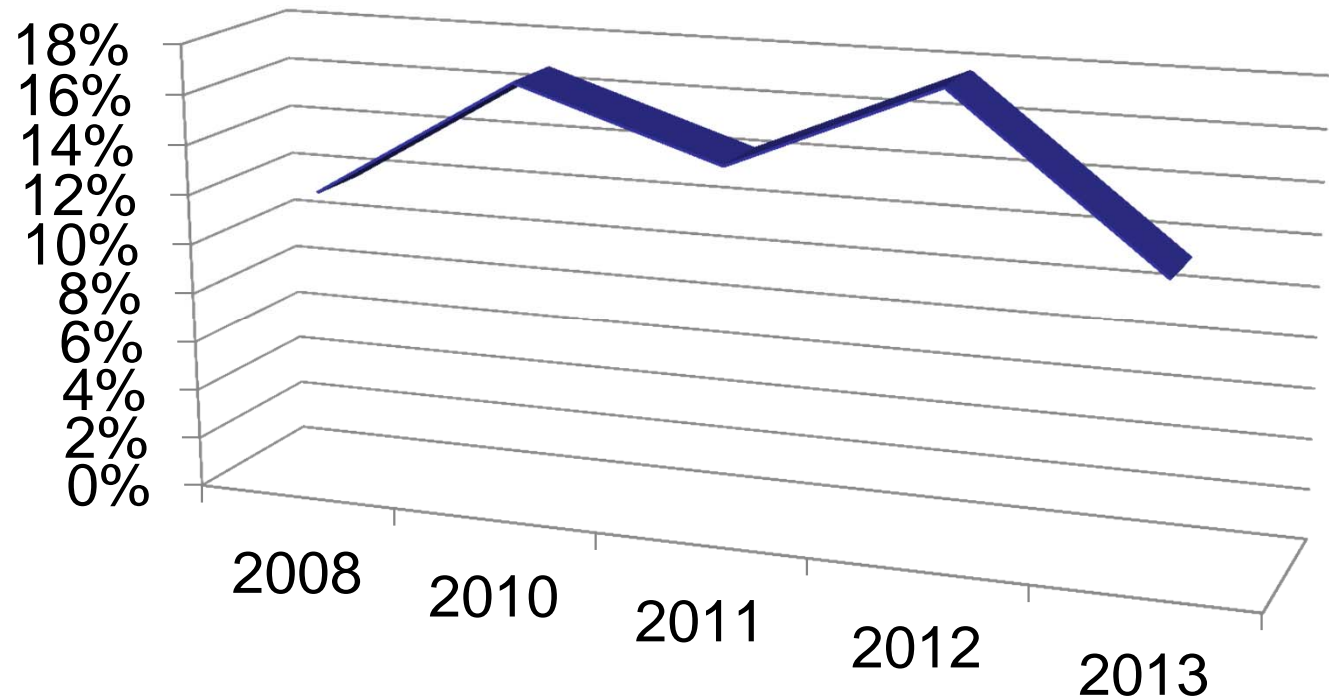
Brighton Road (Selsdon Road) Local Centre has now achieved the target level of vacancy for 2021 with the level of vacancy falling in 2013



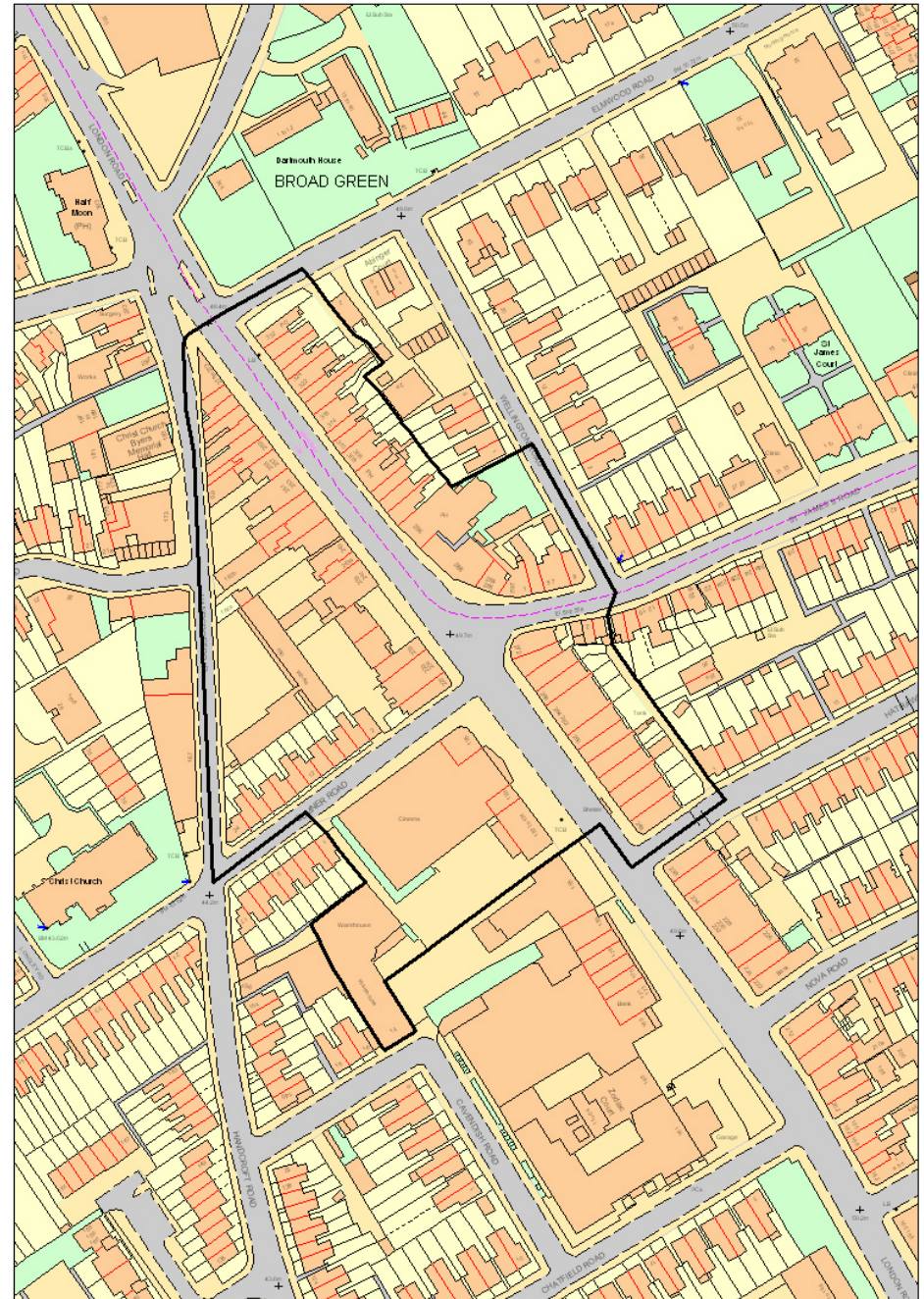
Brighton Road (Selsdon Road) Local Centre

Between 2008 and 2013 vacancy rates in Brighton Road (Selsdon Road) Local Centre have consistently been between 11% and 18%

Vacancy is now at its lowest level since 2008



Broad Green Local Centre



Broad Green Local Centre

In 2013 there were
60 Class A units in
Broad Green Local
Centre

Of these units, 36
were classified as
shops (Class A1)



Broad Green Local Centre

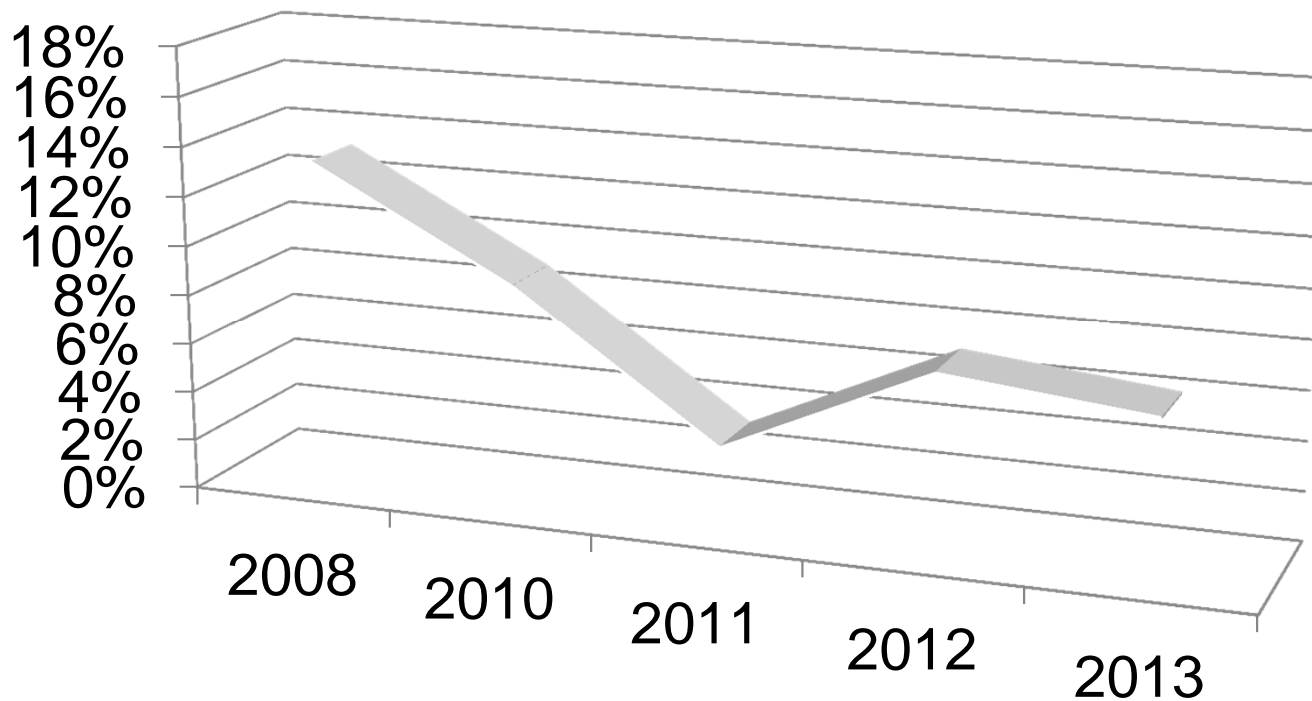
The vacancy rate in the local centre is 17% of Class A units and 6% of Class A floor space

This is lower than in 2012 when vacancy was 7% of Class A floor space

Broad Green Local Centre continues to meet the target level of vacancy for 2021 and 2031 despite the loss of some units to civil unrest in 2011

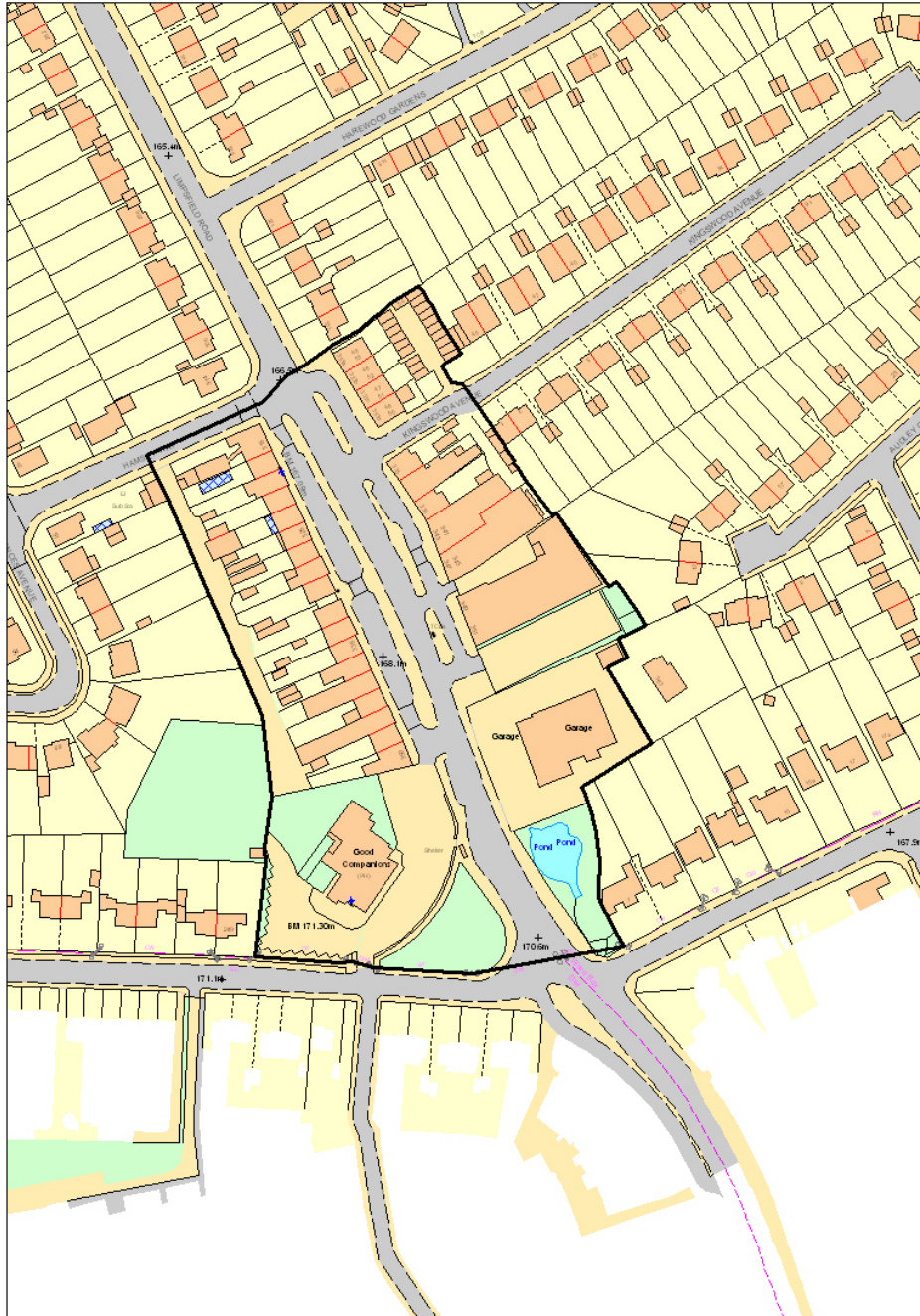


Broad Green Local Centre



Broad Green Local Centre has seen a general decrease in vacancy rates since 2008

The increase in vacancy between 2011 and 2012 followed the civil disturbances in summer 2011 and now vacancy levels are falling again



Hamsey Green Local Centre

Hamsey Green Local Centre



A small Local Centre which in 2013 had 30 Class A units

Of these units, 20 were classified as shops (Class A1)

Hamsey Green Local Centre



The vacancy rate in the local centre is 7% of Class A units and 2% of Class A floor space

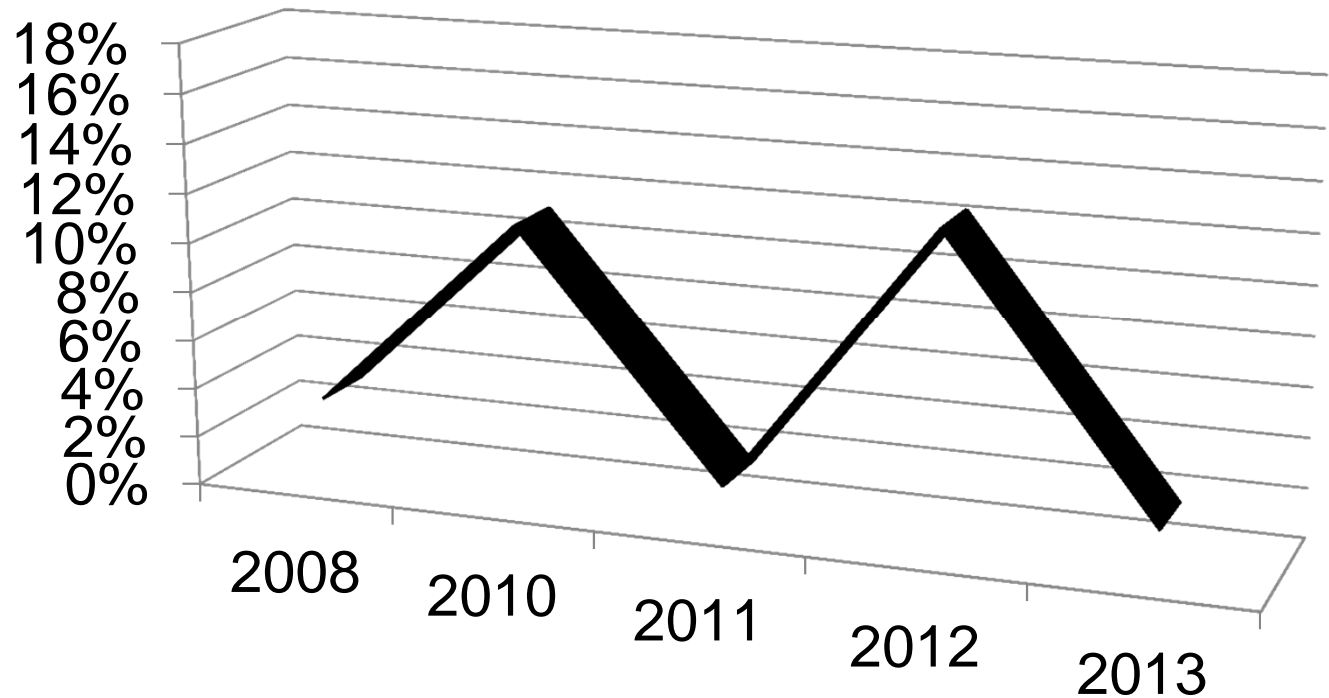
This is lower than in 2012 when vacancy was 12% of Class A floor space although the change is due entirely to the demolition of the former Good Companions pub during 2012/13 which was vacant at the time of the 2012 survey

Hamsey Green Local Centre meets the target level of vacancy for 2021 and 2031

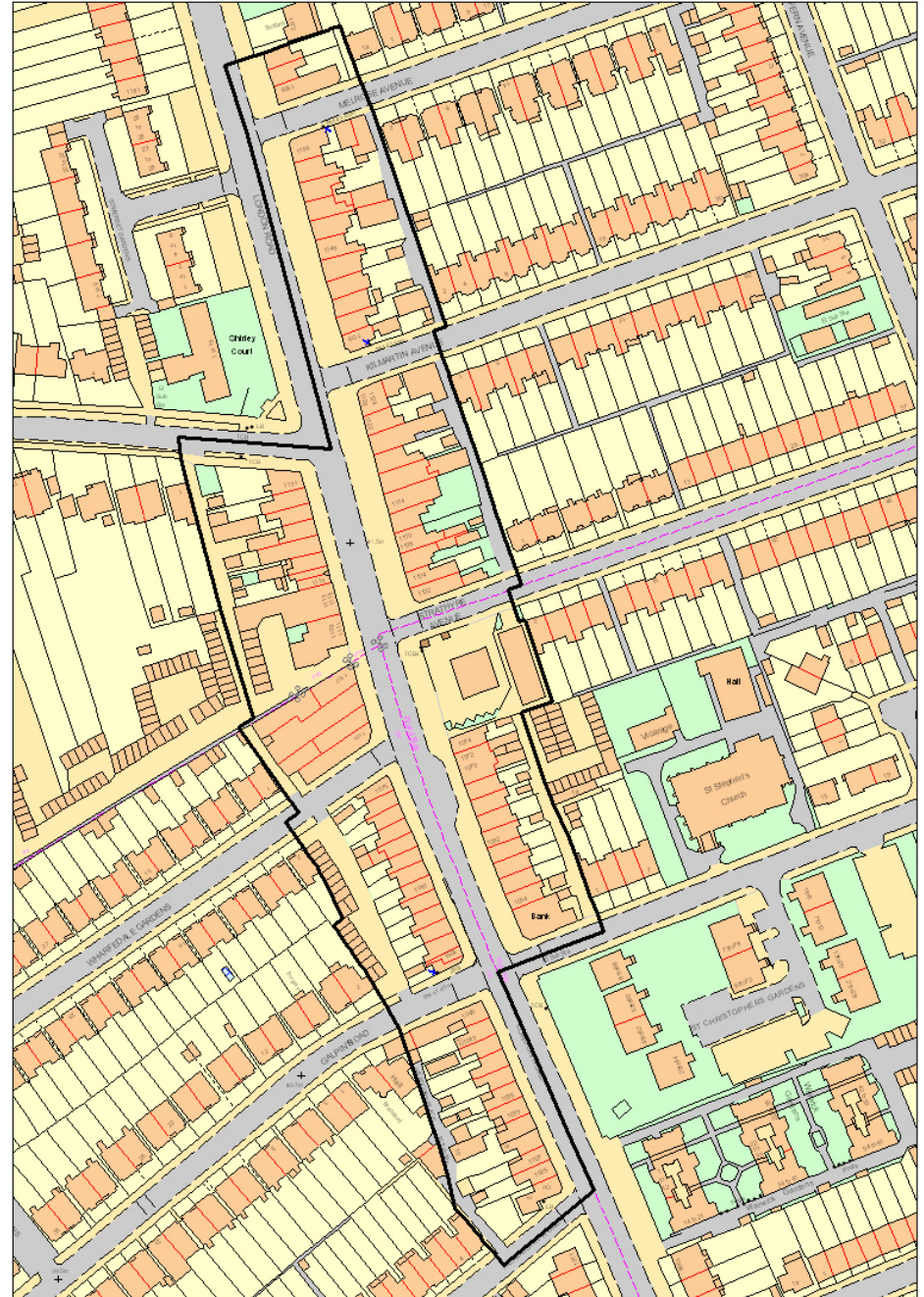
Hamsey Green Local Centre

Since 2008 the percentage of vacant floor space in Hamsey Green Local Centre has fluctuated between 2% and 12%

This is because Hamsey Green Local Centre is a small centre and one vacant unit (the former Woolworth store in 2010 and the former Good Companions public house in 2012) can have a large effect on the vacancy figure



Pollards Hill Local Centre



Pollards Hill Local Centre

In 2013 there were 55 Class A units in Pollards Hill Local Centre

Of these units, 35 were classified as shops (Class A1)



Pollards Hill Local Centre

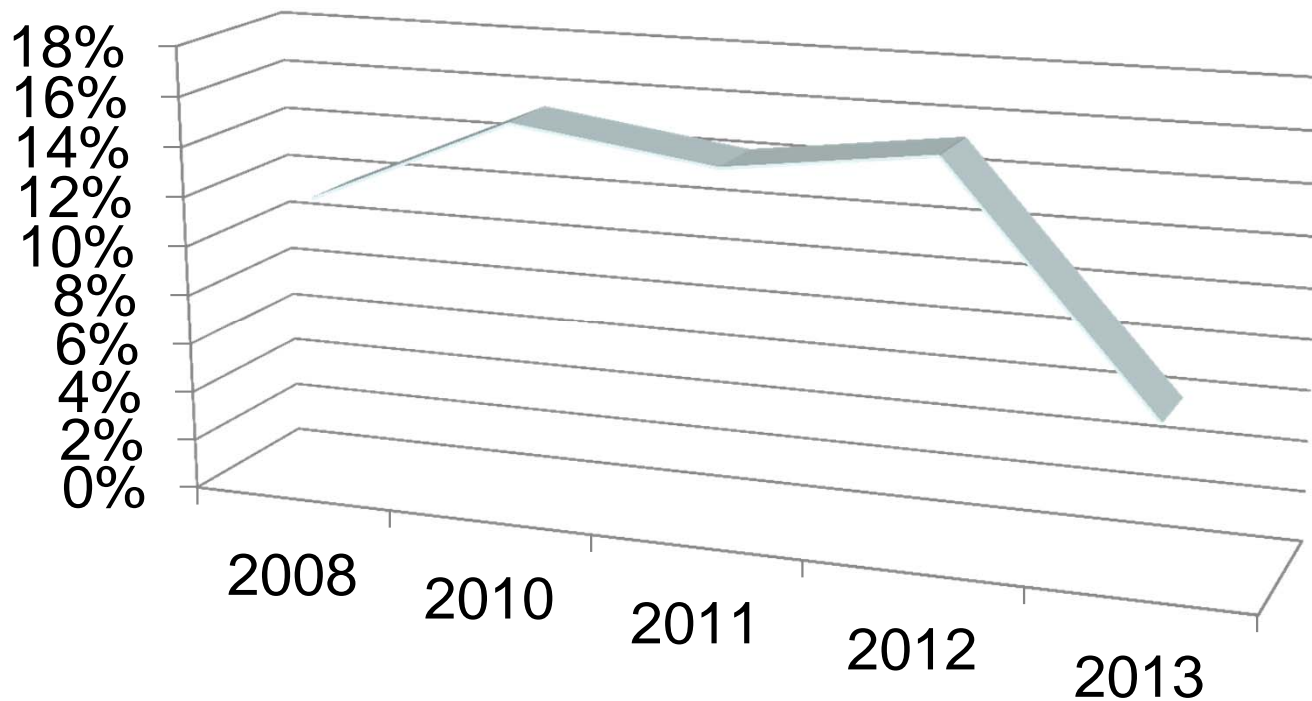
The vacancy rate in the local centre is 4% of Class A units and 6% of Class A floor space

This is lower than in 2012 when vacancy was 15% of Class A floor space

Pollards Hill Local Centre, now meets the target levels of vacancy for 2021 and 2031

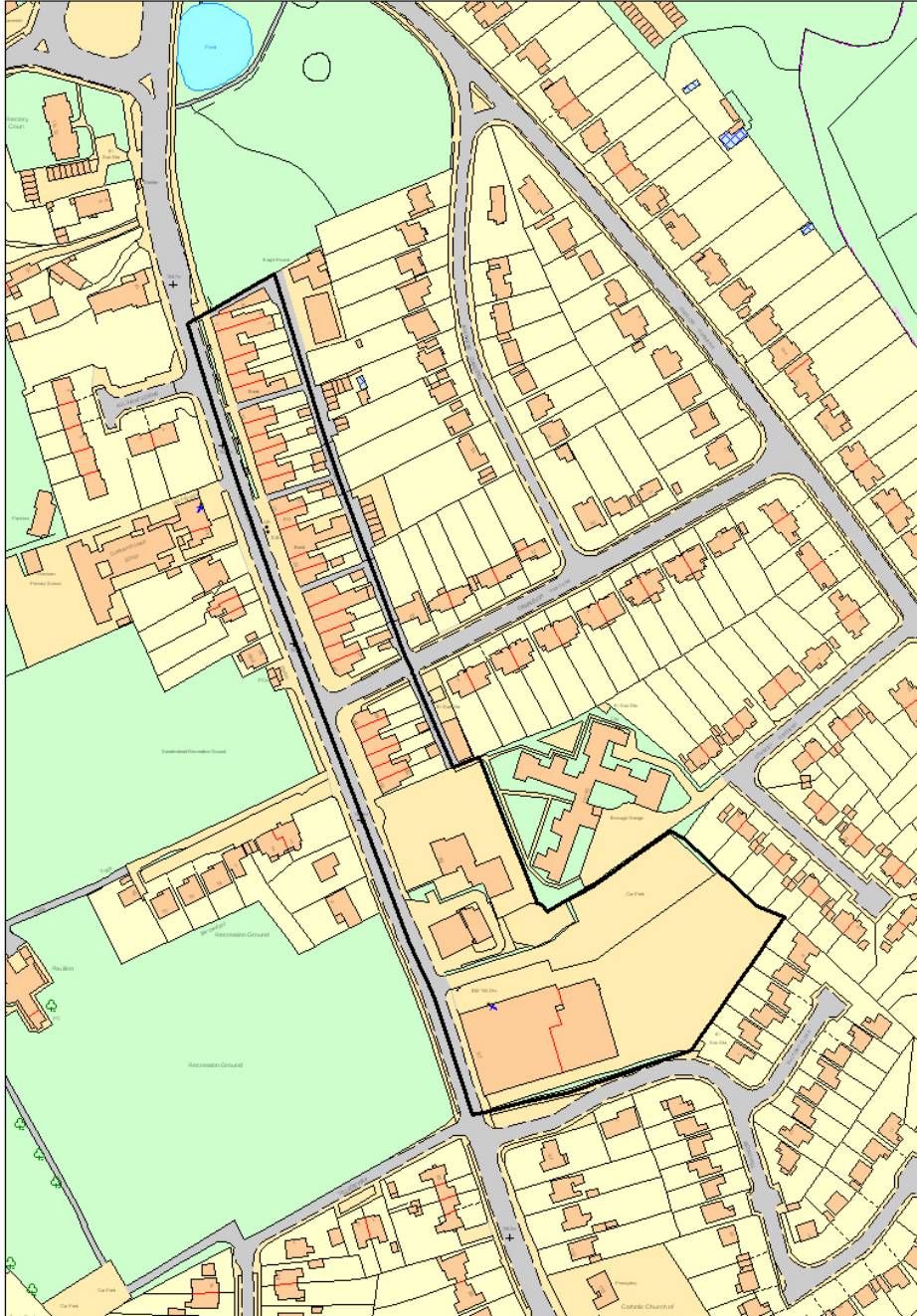


Pollards Hill Local Centre



From 2008 to 2012 vacancy levels in Pollards Hill Local Centre were consistently between 12% and 15% of Class A floor space

In 2013 three formerly vacant units have been returned to use and the vacancy level has fallen to 6%



Sanderstead Local Centre

Sanderstead Local Centre



The smallest Local Centre which in 2013 had 27 Class A units

Of these units, 18 were classified as shops (Class A1)

Sanderstead Local Centre



The vacancy rate in the local centre is 7% of Class A units and 3% of Class A floor space

This is higher than in 2012 when Sanderstead Local Centre was the only centre with no vacant Class A

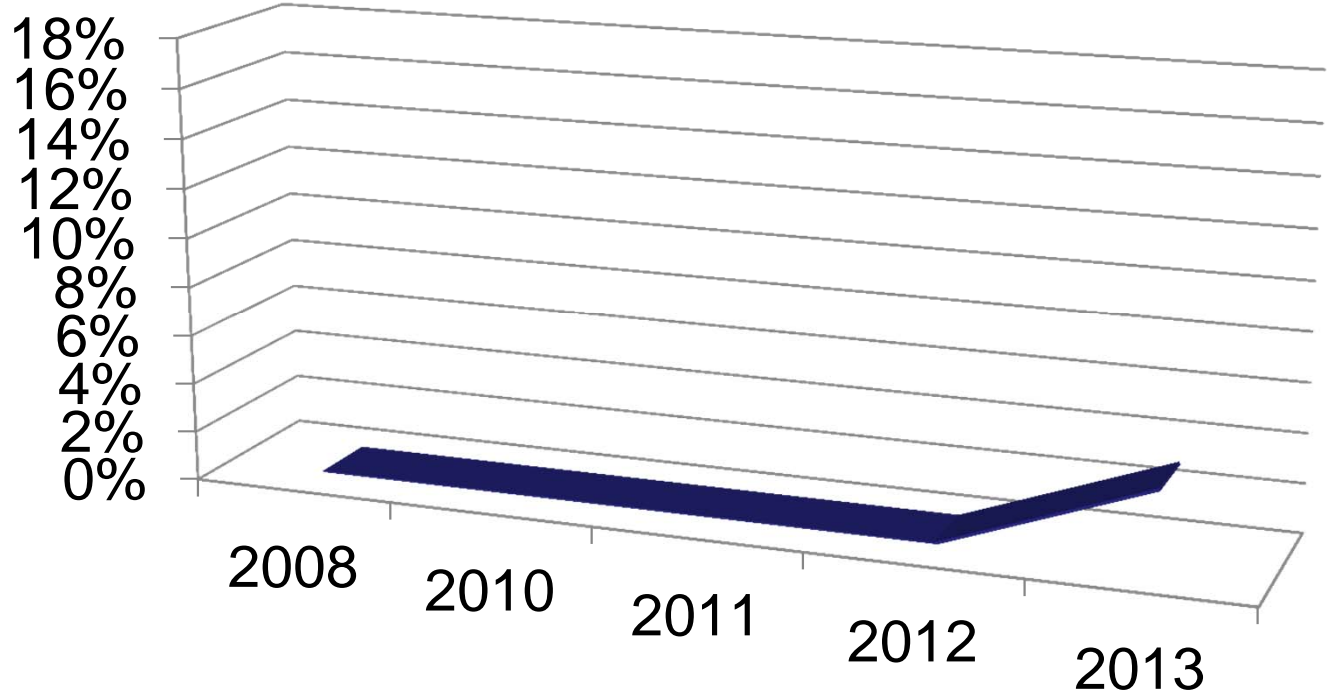
Sanderstead Local Centre, still comfortably meets the target levels of vacancy for 2021 and 2031

Until 2013
Sanderstead Local
Centre had no
vacant Class A floor
space

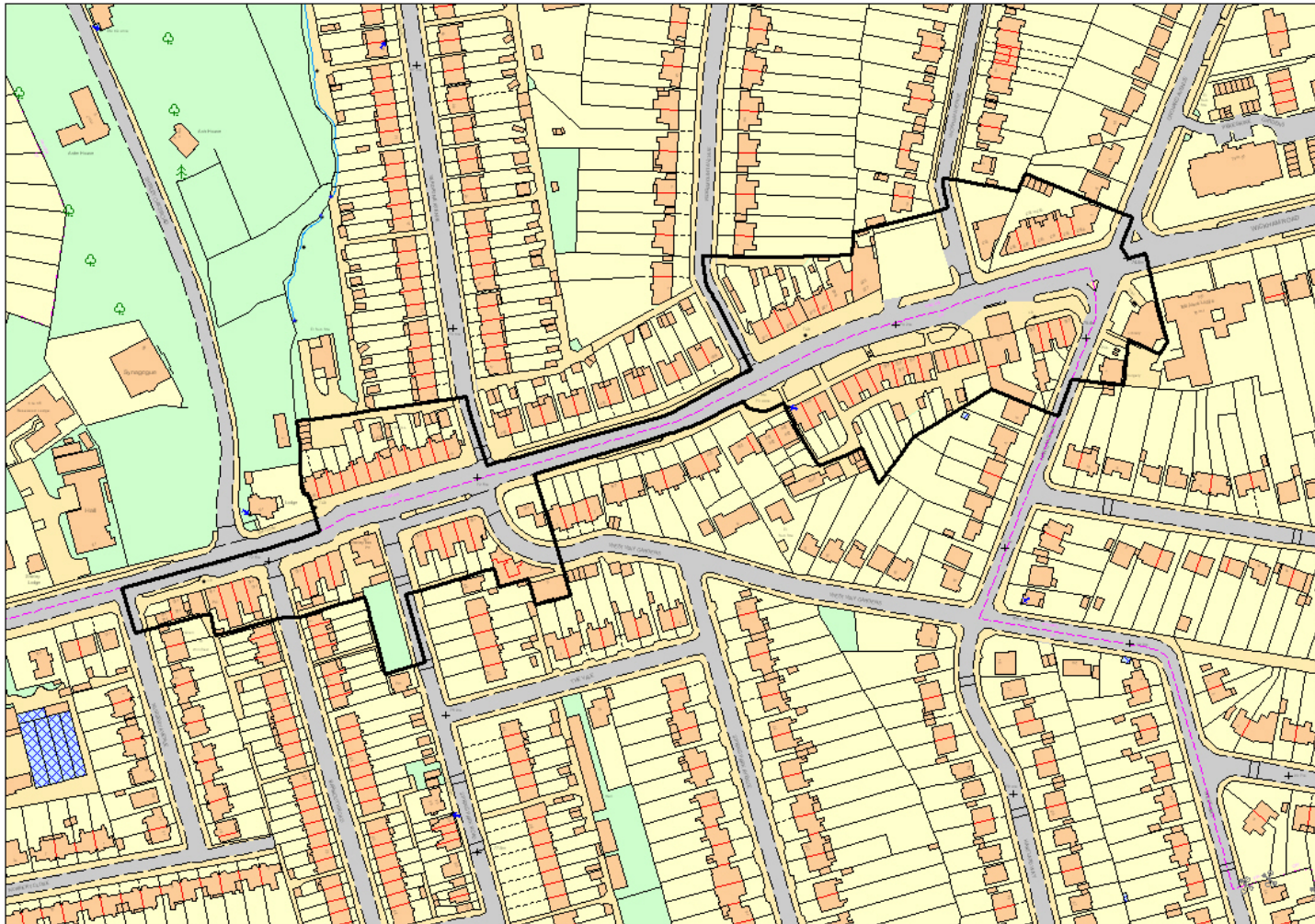
Since the survey in
2012 two units have
become vacant

A low level of
vacancy is good for
a centre as it means
there are premises
available for new
shops to open and
vitality of the centre
to be maintained

Sanderstead Local Centre



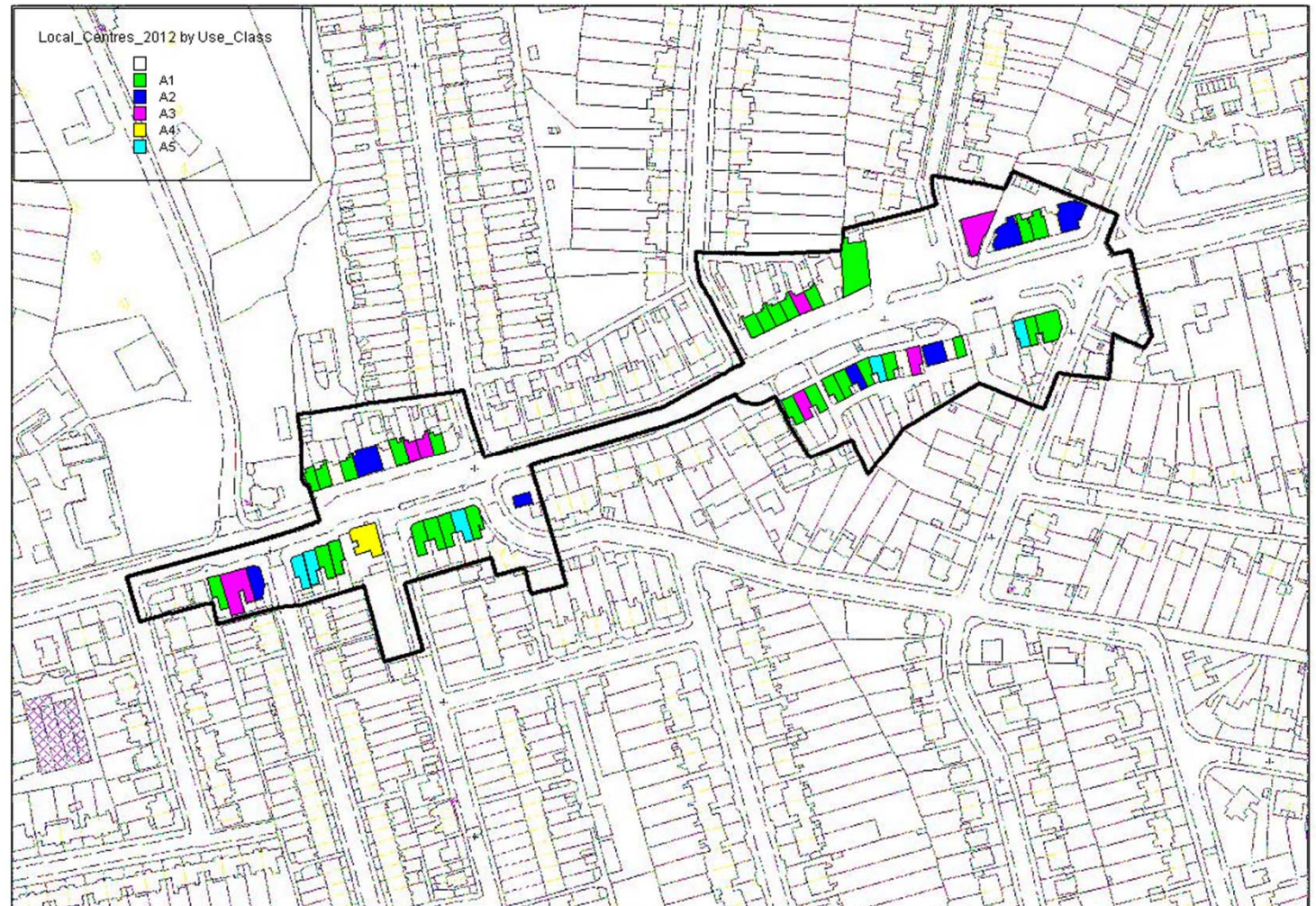
Shirley Local Centre



Shirley Local Centre

In 2013 there were 49 Class A units in Shirley Local Centre

Of these units, 29 were classified as shops (Class A1)

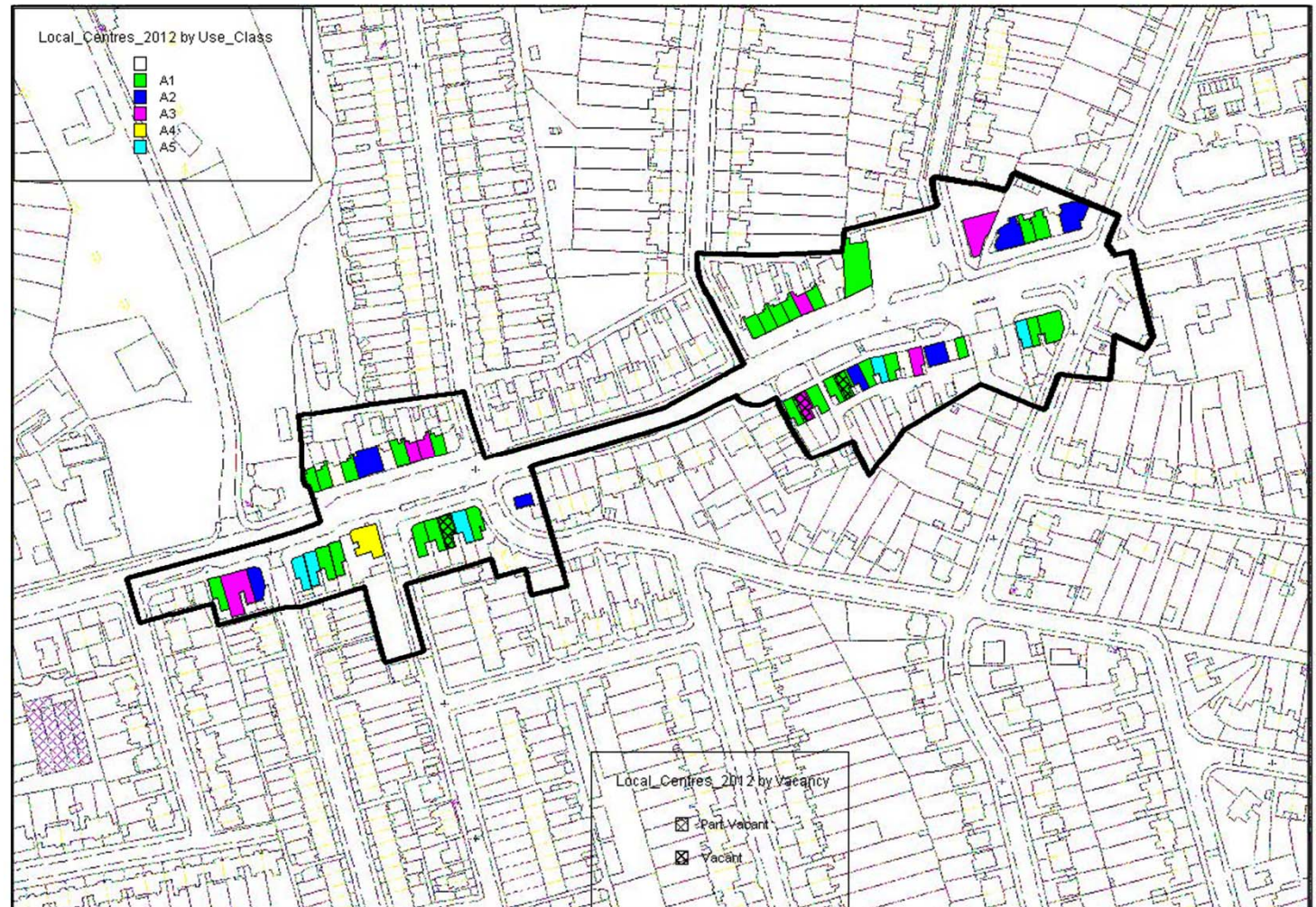


Shirley Local Centre

The vacancy rate in the local centre is 6% of Class A units and 5% of Class A floor space

This is slightly higher than in 2012 when 4% of Class A floor space was vacant

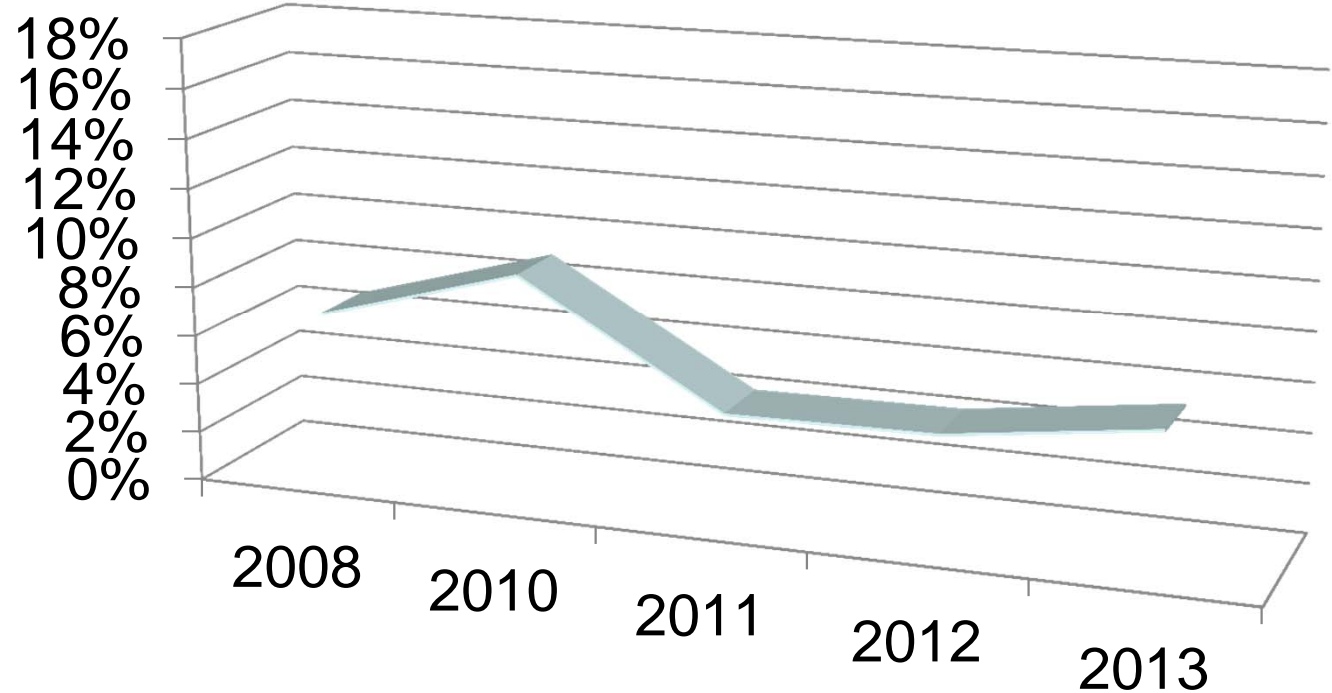
Shirley Local Centre continues to meet the target level of vacancy for 2021 and 2031

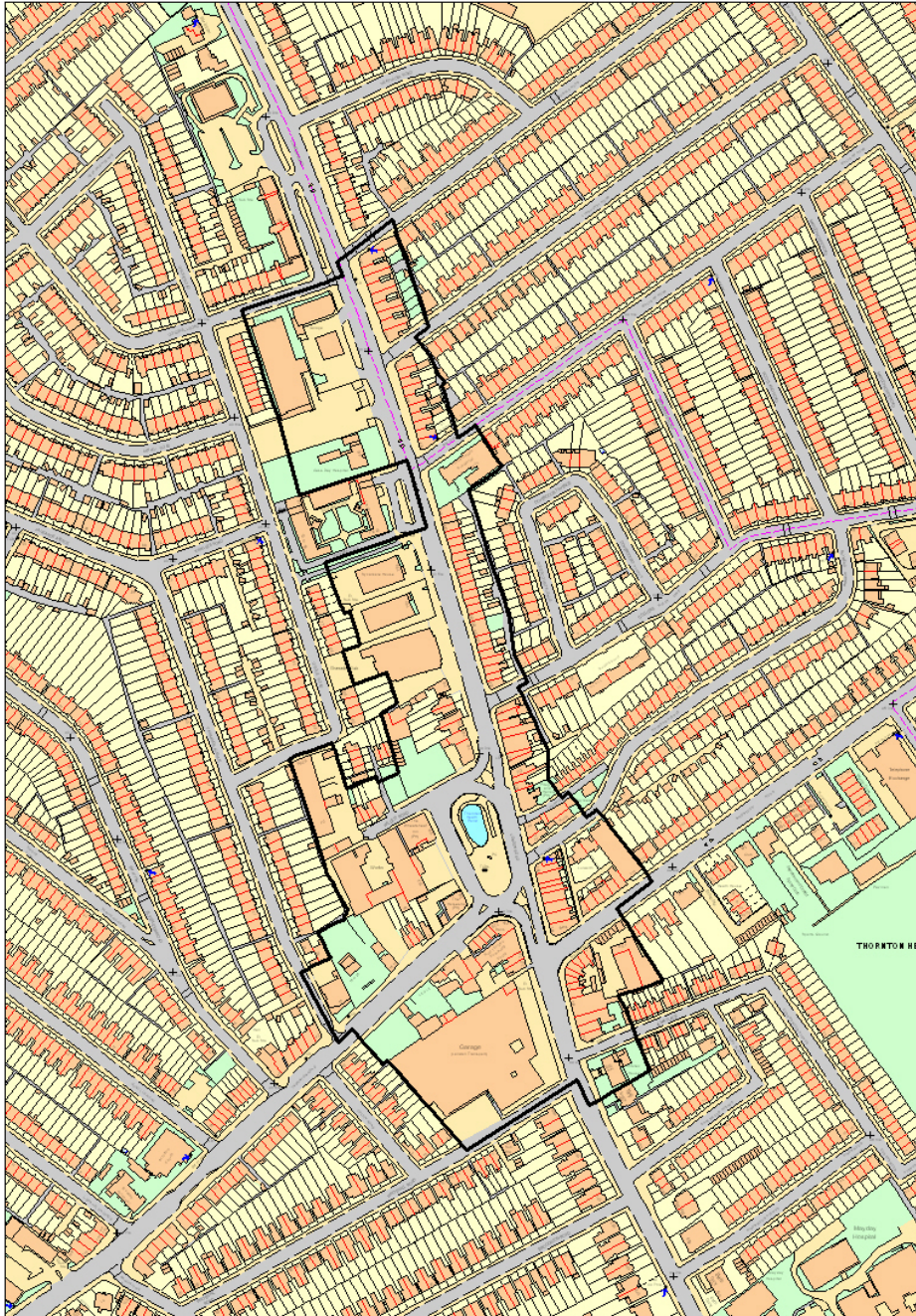


Shirley Local Centre

Since 2008
vacancy levels in
Shirley Local
Centre have
broadly stayed
close to 5% of
Class A floor
space

Vacancy levels
in 2013 remains
at the 5% level
consistent with
the general
trend in the area





Thornton Heath Pond Local Centre

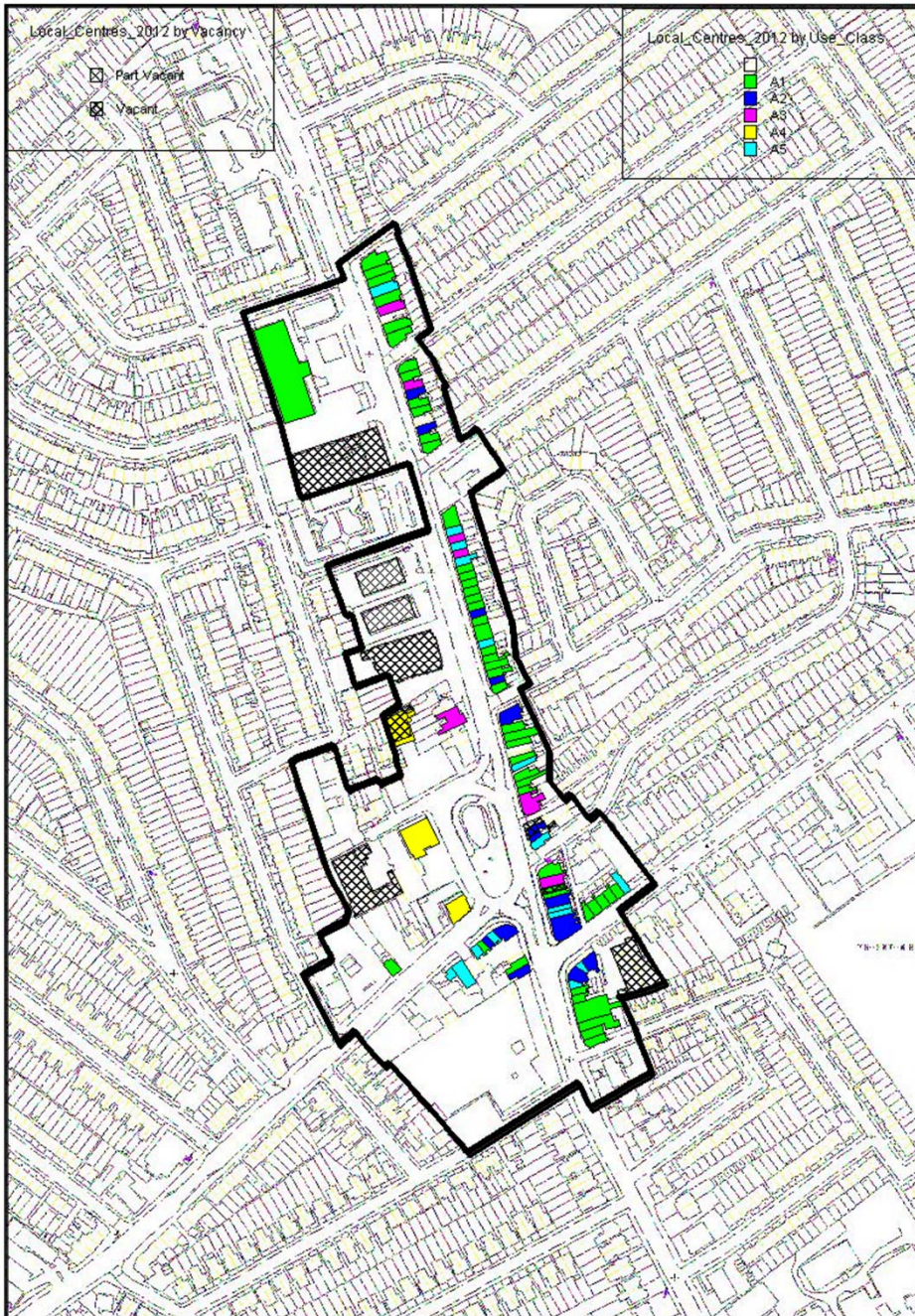
Thornton Heath Pond Local Centre



The largest Local Centre which in 2013 had 93 Class A units

Of these units, 53 were classified as shops (Class A1)

Thornton Heath Pond Local Centre



The vacancy rate in the local centre is 3% of Class A units and 4% of Class A floor space

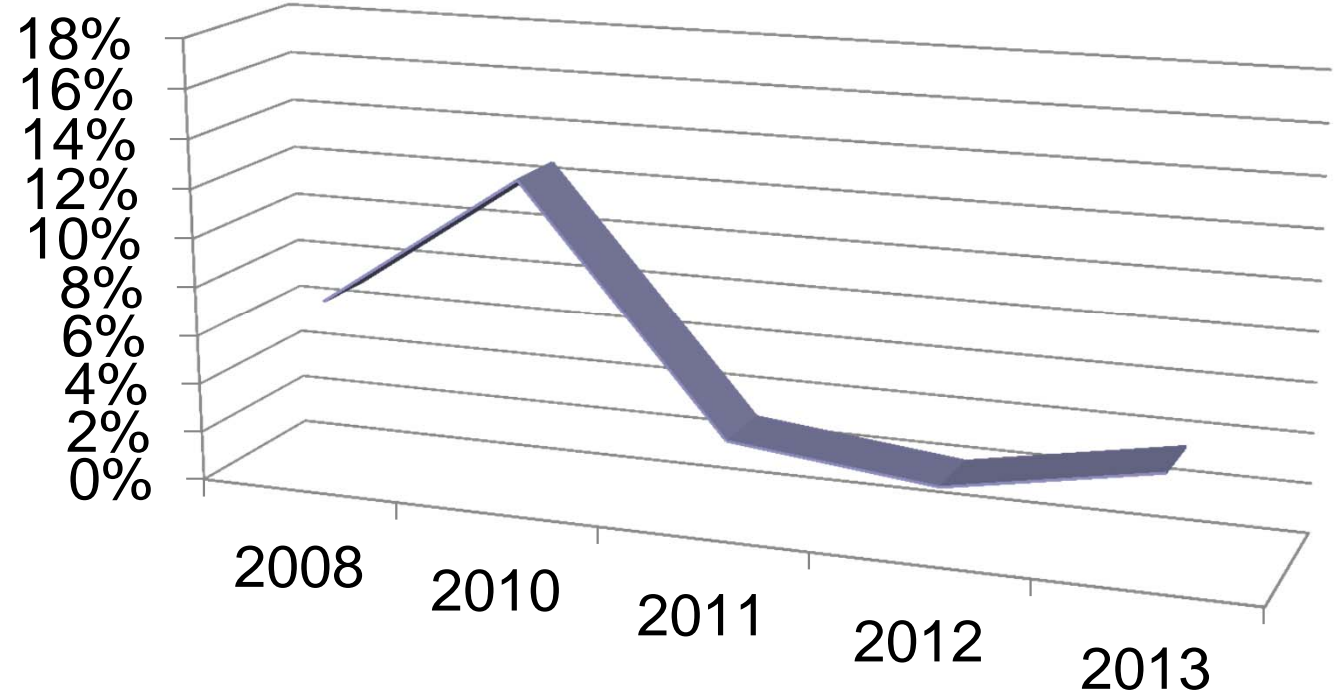
This is higher than in 2012 when vacancy was 4% of Class A floor space

Thornton Heath Pond Local Centre continues to meet the target level of vacancy for 2021 and 2031

Thornton Heath Pond Local Centre

In the period
between 2008
and 2011
vacancy rates
in Thornton
Heath Pond
Local Centre
fell

Since 2011 they
have stabilised
around the 3%
level and
currently stand
at 4% of Class
A floor space



What does this mean for planning in Croydon?

Croydon needs to maintain the vitality and viability of its Local Centres so local businesses can thrive and so residents can easily access local shops and reducing the need to travel

In four of the Local Centres the vacancy rate is lower in 2013 compared to 2012

Across all the Local Centres levels of vacancy are stable or declining

All but two of the Local Centres meet the target level of vacancy for 2031 (8%) and only one does not meet the target for 2021 (12%)

Continued monitoring of vacancy across all Local Centres is required as new policies in the Croydon Local Plan: Detailed Policies and Proposals evolve to ensure that the borough's Local Centres stay viable and maintain vitality in the future

View all the data and download a
printable version of this presentation
at

www.croydon.gov.uk/monitoringreport