Town and Local Centre Health Checks Monitoring Data

July 2019

www.erewash.gov.uk EREWASH BOROUGH COUNCIL

Summary

In July 2018 Erewash Borough Council published a document regarding town and local centre health checks. Comprising of two town centres; Long Eaton and Ilkeston. As well as two local centres; Borrowash and Sandiacre.

The health checks were completed to help provide The Council with information on planning use class and vacancy rates for example. It was referred to in that document that there would be regular updates to that work to ensure effective monitoring of the Borough's centres.

The information in this document are the results of the latest monitoring of Long Eaton and Ilkeston Town Centres and Borrowash and Sandiacre Local Centres. Surveys took place during **June and July 2019.**

The Council are now able to compare this years' data with 2018's data for vacancy rates and planning use classes. This ensures we begin to see trends and helps identify areas for improvement moving forward.

As in the 2018 document, business categories were also monitored alongside previous data from the WYG Retail Needs Study Goad Centre Report 2006. This survey did not include details of the units which fell outside of these categories such as commercial, non-commercial and residential. In this document we have filled in those gaps by going over the previous data again to give a clearer look at trends that are appearing in the centres.

The data for business categories has only been completed for the Town Centres of Long Eaton and Ilkeston and not for the Local Centres of Borrowash and Sandiacre.

Ilkeston Town Centre

Key Facts - Ilkeston Town Centre (ITC)

	2018	2019
Size of Centre (Ha)	14.3	14.3
Total No of Units	297	304
Units per Hectare	21	21
Total No of Vacant Units	40	37
% rate of vacant Units	13%	12%
Total No of Units in A1 use	141	147
% rate of Units in A1 use	47%	48%

Key Facts - Ilkeston Primary Shopping Area (PSA)

	2018	2019	
Size of PSA (approximate Ha)	2.3	2.3	(16% of ITC)
Total No of Units in PSA	75	77	(25% of units in ITC)
Units per Hectare in PSA	33	33	
Total No of Vacant Units in PSA	8	4	(11% of vacant units in ITC)
% rate of vacant Units in PSA	11%	5%	
Total No of Units in A1 use in PSA	49	52	(35% A1 units in ITC)
% rate of Units in A1 use in PSA	65%	68%	

Ilkeston Category Data

Category	Units 2006	Percentage 2006	Units 2018	Percentage 2018	Units 2019	Percentage 2019
Convenience	25	9%	20	7%	**20**	**7%**
Comparison	86	29%	69	23%	**72**	**24%**
Leisure Services	45	15%	56	19%	**54**	**18%**
Retail Services	38	13%	39	13%	**47**	**15%**
Financial/Business Services	32	11%	31	10%	**34**	**11%**
Unknown/Vacant	32	11%	48	16%	**37**	**12%**
Residential	21	7%	26	9%	**23**	**8%**
Other Commercial	4	1%	1	0%	**7**	**2%**
Other Non-Commercial	10	3%	7	2%	**10**	**3%**
Total	**293**	**100%**	**297**	**100%**	**304**	**100%**

Ilkeston Use Class Breakdown

Use Class	Number of Units	Proportion of Use Class as a % of all Town Centre Units	Number of Units which are vacant in this Use Class	% of total vacant units
A1	147	48.4%	18	54.5%
A2	34	11.2%	3	9.1%
A3	16	5.3%	1	3.0%
A4	21	6.9%	4	12.1%
A5	14	4.6%	N/A	N/A
B1	4	1.3%	N/A	N/A
B2	0	0.0%	N/A	N/A
B8	1	0.3%	1	3.0%
C2	0	0.0%	N/A	N/A
C3	26	8.6%	N/A	N/A
C4	0	0.0%	N/A	N/A
D1	11	3.6%	1	3.0%
D2	5	1.6%	1	3.0%
Sui Generis	21	6.9%	2	6.1%
Unknown	4	1.3%	2	6.1%
Total	**304**	**100.0%**	**33**	**100.0%**

Long Eaton Town Centre

Key Facts – Long Eaton Town Centre (LETC)

	2018	2019
Size of Centre (Ha)	13.4	13.4
Total No of Units	253	252
Units per Hectare	19	19
Total No of Vacant Units	17	25
% rate of vacant Units	7%	10%
Total No of Units in A1 use	112	112
% rate of Units in A1 use	44%	44%

Key Facts – Long Eaton Primary Shopping Area (PSA)

	2018	2019	
Size of PSA (approximate Ha)	1.9	1.9	(14% of LETC)
Total No of Units in PSA	71	69	(27% of units in LETC)
Units per Hectare in PSA	37	36	
Total No of Vacant Units in PSA	5	6	(24% of vacant units in LETC)
% rate of vacant Units in PSA	7%	9%	
Total No of Units in A1 use in PSA	51	48	(43% of A1 units in LETC)
% rate of Units in A1 use in PSA	72%	70%	

Long Eaton Category Data

Category	Units 2006	Percentage 2006	Units 2018	Percentage 2018	Units 2019	Percentage 2019
Convenience	21	8%	20	8%	**20**	**8%**
Comparison	92	36%	59	23%	**67**	**26%**
Leisure Services	45	18%	40	16%	**40**	**16%**
Retail Services	31	12%	36	14%	**38**	**15%**
Financial/Business Services	38	15%	35	14%	**35**	**14%**
Unknown/Vacant[1]	15	6%	35	14%	**26**	**10%**
Residential	7	3%	20	8%	**20**	**8%**
Other Commercial	3	1%	4	2%	**4**	**2%**
Other Non-Commercial	4	2%	4	2%	**3**	**1%**
Total	**256**	**100%**	**253**	**100%**	**253[2]**	**100%**

[1] The Unknown from 2018 were designated categories in 2019 unless they were still vacant

[2] 13 Beaconsfield St has two businesses located in it in 2019 and they fall under two separate categories

Long Eaton Use Class Breakdown

Use Class	Number of Units	Proportion of Use Class as a % of all Town Centre Units	Number of Units which are vacant in this Use Class	% of total vacant units
A1	112	44.4%	9	36.0%
A2	36	14.3%	6	24.0%
A3	19	7.5%	2	8.0%
A4	13	5.2%	3	12.0%
A5	7	2.8%	N/A	N/A
B1	3	1.2%	N/A	N/A
B2	1	0.4%	N/A	N/A
B8	1	0.4%	N/A	N/A
C2	1	0.4%	N/A	N/A
C3	19	7.5%	N/A	N/A
C4	1	0.4%	N/A	N/A
D1	7	2.8%	1	4.0%
D2	4	1.6%	1	4.0%
Sui Generis	26	10.3%	1	4.0%
Unknown	2	0.8%	2	8.0%
Total	**252**	**100.0%**	**25**	**100.0%**

Borrowash Local Centre

Key Facts – Borrowash Local Centre	2018	2019
Size of Centre (Ha)	1.8	1.8
Total No of Units	40	42
Units per Hectare	22	23
Total No of Vacant Units	1	0
% rate of vacant Units	3%	0%
Total No of Units in A1 use	23	23
% rate of Units in A1 use	58%	55%

Sandiacre Local Centre

Key Facts – Sandiacre Local Centre	2018	2019
Size of Centre (Ha)	4.8	4.8
Total No of Units	90	91
Units per Hectare	19	19
Total No of Vacant Units	9	7
% rate of vacant Units	10%	8%
Total No of Units in A1 use	30	26
% rate of Units in A1 use	33%	29%

www.erewash.gov.uk

EREWASH BOROUGH COUNCIL