

Town Centre Monitoring Report

2024

Planning

19 February 2025

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1. Summary

Surveys of all the Town Centres, Local Centres, and Important Local Parades have been carried out in the Borough of Wandsworth since 1988. They cover approximately 2,500 properties and the last survey was carried out in 2023.

The following report shows that the boroughwide vacancy rate has decreased from 11.1% in 2023 to 9.7% in 2024. The overall Town Centre vacancy rate has also decreased slightly from 10.1% to 8%, although the individual circumstances of each Town Centre vary. For example, Wandsworth Town Centre recorded a vacancy rate of 15% in 2024 compared to 17% in 2023, and Tooting recorded a vacancy rate of 5% compared to 8% in 2023. The vacancy rates of Local Centres declined by 1% and the rates for Important Local Parades remained unchanged from 2023.

2. Introduction

1. This report summarises the results of the town centre land use survey conducted in the borough between 24th October and 15th November 2024 which covered all retail premises in designated shopping frontages.
2. The information is broken down into Core Shopping frontages, Secondary Shopping frontages, Protected Other frontages, and Important Local Parades. This format enables the role of each shopping frontage to be monitored. Given their local role and catchments, retail uses in the Local Centres would be expected to concentrate on convenience (food) shopping, with comparison (durable/non-food) shopping being concentrated in the town centres. The survey includes all businesses in designated shopping frontages in the borough.
 - Protected Core Shopping frontages are defined in the Council’s Local Plan policies as being key areas in terms of shopping function, containing a high proportion of retail uses;
 - Protected Secondary Shopping frontages are defined as playing an important complementary shopping role, containing a mix of retail, non-retail, and other services appropriate to a shopping frontage;
 - Protected Other frontages are defined as playing a complementary shopping role - these frontages also contain a range of town centre uses.
 - Important Local Parades have a key role in contributing to sustainable development, providing access to day-to-day necessities, such as food, newsagents, pharmacies, and post offices, within walking distance from home.
3. The recently adopted Local Plan introduced three newly designated Important Local Parades at Battersea Square, Old York Road, and Webb’s Road. A number of changes were also made to the town and local centre frontage designations¹. The Local Plan also identified Battersea Power Station as an emerging Town Centre.
4. Following the introduction of the combined planning use class in 2020, for the purposes of this report premises were classified into seven broad land use categories.

¹ https://www.wandsworth.gov.uk/media/10137/policy_map_changes.pdf

2.1. Structural changes to retailing

1. There are well-documented changes to the retail sector resulting from growth in multichannel retailing, primarily internet shopping, which has resulted in debate about the amount of shopping needed in the High Street. The most recent research suggests² that, over the longer-term, there will be demand for additional retail and leisure floorspace, although it is noted that this research was carried out prior to the pandemic. The future growth of multi-channel retailing including home computing, internet connections and interactive TV will continue to influence retailing in the high street and from traditional stores.
2. It has never been more important to monitor vacancy rates and the make-up of centres in the borough and such land use surveys are likely to be the most accurate way to measure change as planning permission for the change of use between many town centre uses is no longer required.
3. The section below looks in detail at changes introduced to the Use Class Order and permitted development rights, in particular the creation of Class E, the combined commercial class. This is perhaps the most significant change made affecting the planning of centres in decades.

² https://www.wandsworth.gov.uk/media/8003/retail_needs_assessment_june_2020.pdf

2.2. Changes to permitted development rights

In recent years, the government has introduced changes to permitted development rights affecting town centres, which have made it easier to change between uses without needing planning permission, although some are subject to a prior approval process. Some of the more significant changes to PD rights affecting town centres allow:

Table 1: Changes to permitted development rights

| | |
|--|--|
| Came into force in May 2013 | <p>change to a flexible use (A1, A2, A3 or B1 Use Classes) from A1, A2, A3, A4, or A5 for a temporary period of up to 2 years.</p> <p>Some exemptions but no prior approval process.</p> <p>change from B1 office to residential. Initially this change was temporary until 30th May 2016 but was subsequently made permanent in April 2016³.</p> <p>Some exemptions and limited prior approval process.</p> |
| Came into force in April 2014 | <p>change of use and some associated physical works from a small shop or provider of professional/financial services (A1 and A2 uses) to residential use (C3).</p> <p>Some exemptions and prior approval process.</p> <p>retail to banks and building societies (deposit-takers) - allows change of use from a shop (A1) to a bank or a building society.</p> <p>No prior approval process and few exemptions.</p> |
| Came into force in April 2015 | <p>change of use from shops (A1) to financial and professional services (A2).</p> <p>There is no prior approval process and no exemptions.</p> |
| Came into force in April 2017 | <p>changes to permitted development rights to allow change of use from shops (A1 Use Class) to financial services (A2 Use Class).</p> <p>The Council has made an Article 4 Direction to restrict this change in various centres across the borough.</p> |
| Came into force in September 2020⁴ | <p>extending some temporary permitted development rights; takeaway food operations from restaurants, cafes and drinking establishments, and some emergency development rights.</p> <p>Streamlining the existing 16 Use Classes into 11 by introducing three new broad Use Classes. The significant change being the introduction of the combined commercial class, (See also Section below for more detail.)</p> <ul style="list-style-type: none"> • Class E - subsuming the existing A1, A2, A3, B1 (including R&D) and selected D1 and D2 Use Classes which includes retail, food, financial services, indoor sport and fitness, medical or health services, nurseries, offices and light industry. Class E will also include 'other services which it is appropriate to provide in a commercial, business or service locality'. This is expected to comprise uses such as travel agents and post offices which were previously classified within Class A1. • Class F1 - A new Learning and Non-Residential Institutions Use Class, known as F1, embraces the remaining parts of the existing D1 Use Classes that are not included within the new Class E. This will include education, non-commercial galleries, law courts, libraries, museums, places of worship and public halls. • Class F2 - A new Local Community Use Class, known as F2, will comprises part of the current A1 and D2 Use Classes and includes small corner shops*, local community halls, outdoor recreational areas, and swimming pools. <p>* meeting criteria which means that this protection is unlikely to be applicable in this borough</p> <p>Drinking establishments are categorised as sui generis.</p> <p>For any reference to Permitted Development rights, and for restrictions to them or applications for Prior Approval, the Use Classes in effect prior to 1 September 2020 will be used until the end of July 2021.</p> |

*Please note PD rights may be amended by later versions of the General Permitted Development Order.

³ The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 introduced other changes including launderettes being included in Class M- retail and specified sui generis uses to dwelling houses.

⁴ <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>

2.3. Introduction of combined business class

Class E (Commercial, business and service)

This new single use class amalgamates previous use classes (A1) Shops, (A2) financial/professional services, (A3) cafés/restaurants, (D1 part) medical health facilities, creche and nurseries (D2 part) indoor sports/fitness, and (B1) office/business/light industrial uses.

The sui generis use class amalgamates many of the remaining use classes, including pubs and bars, hot food takeaway and cinemas.

Table 2. Class E (Commercial, business and service)

| Use | Use Class prior to 31 st August 2020 | Use Class from 1 st September 2020 |
|---|---|---|
| Shop | A1 | E(a) |
| Financial & professional services (not medical) | A2 | E(c) |
| Café or restaurant | A3 | E(b) |
| Pub, wine bar or drinking establishment | A4 | Sui generis |
| Takeaway | A5 | Sui generis |
| Office other than a use within Class A2 | B1a | E(g)(i) |
| Clinics, health centres, creches, day nurseries, day centre | D1 | E(f) |
| Cinemas, concert halls, bingo halls and dance halls | D2 | Sui generis |

*The above table is a simplified list identifying the relevant associated retail uses.

Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):⁵

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
 - E(c)(i) Financial services,
 - E(c)(ii) Professional services (other than health or medical services), or
 - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation, or fitness (not involving motorised vehicles or firearms)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Creche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes
 - E(g)(iii) Industrial processes

⁵ https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Since this change in legislation an Article 4 Direction (as modified by the Secretary of State) came into force on 29th July 2022 to remove permitted development rights regarding the change of use from class E use to C3 use (dwellinghouses).⁶ The effect of the Direction means that a change of use from a commercial, business and service use to residential in certain locations would require planning permission and will be assessed against Local Plan policies. The Article 4 direction covers 62 areas across the borough where the main concentrations of commercial and business uses are located, including areas within centres and parades of all sizes.

⁶ <https://www.wandsworth.gov.uk/change-of-use-from-class-e-to-c3/>

3. Methodology

1. Survey results have historically been reported using the former use class order, however following the amalgamation of use classes in September 2020, this report builds on the methodology used in previous reports of a broader classification of the type of land use into Convenience, Durables and Service categories. Details of the predominant uses in each category are described in Appendix 1.
2. The predominant use in some units may be unclear, however this overall classification allows comparison of the structure of overall uses in each area. For example, a Post Office may be categorised as a service retailer if it provides mainly postal services, but as a convenience retailer if it incorporates a majority of floorspace as a newsagent and stationer.
3. These land use categories are used to compare the proportion of each use between centres and within each centre considering the hierarchy of protected frontage. This shows the variation in categories within centres, for example the predominance of Durable/Non-food outlets in the Core frontages and more Food and Leisure outlets in the Secondary and Other Frontages.
4. This approach also allows monitoring of changes within the new E use class, to show the type of business occupying previously vacant premises, and the changing composition of use categories in different areas of the borough.
5. Vacant units were recorded where a judgement was made that they were not trading on the day of the site survey which was confirmed where possible with additional research.
6. Units being refurbished are included in the vacancy count. In a small number of instances where it is advertised on-site that the existing/new business will be opening in the very near future, the premises will be recorded as occupied.
7. The survey collects information on all ground floor units within the protected shopping frontages. Details of the occupier, use and use class were collected enabling changes in the number of units and use class to be monitored over time. The boundaries used in this report include all the shopping frontages detailed in the Council's recently adopted Local Plan, 2023.
8. The survey is a snapshot record, undertaken by observation in the field and the researcher makes a judgement as to the nature of the occupier on that day. Information is not requested from landlords, but where available status is 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.

4. Summary of Vacancies

In 2024, the total number of vacant units in the borough decreased by 36 compared to 2023, resulting in 229 vacant units. This continues a trend from the previous year, which saw a reduction of 24 units from 2022 to 2023. The overall vacancy rate has declined to 9.7% in 2024 from 11.1% in 2023 and 12.4% in 2022.

Table 3. Boroughwide - Vacant Units by year (All frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020* | 2021* | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|-------|-------|-------|-------|-------|------|---------|
| Total Units | 2308 | 2328 | 2322 | 2280 | 2300 | 2308 | 2120 | 2160 | 2329 | 2378 | 2369 | 2291 |
| Vacant Units | 217 | 218 | 211 | 177 | 188 | 251 | 279 | 261 | 289 | 265 | 229 | 235 |
| Vacancy Rate | 9.4% | 9.4% | 9.1% | 7.8% | 8.2% | 10.9% | 13.2% | 12.1% | 12.4% | 11.1% | 9.7% | 10.3% |

The number of units surveyed in 2020 and 2021 was reduced due to the Covid pandemic

Figure 1. Vacancy Rate - Wandsworth Borough (All frontages)

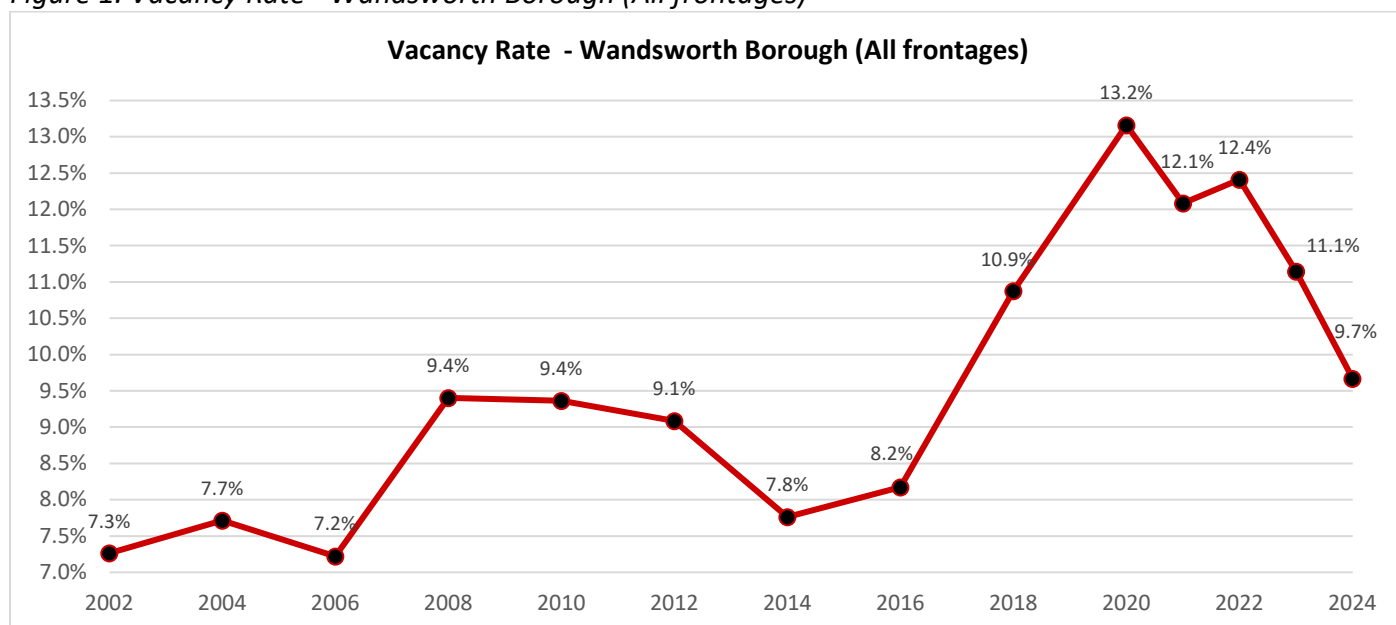


Table 4. Town Centres - Vacant Units by year (All frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-------|-------|-------|-------|------|---------|
| Total Units | 1445 | 1462 | 1464 | 1413 | 1435 | 1443 | 1407 | 1307 | 1442 | 1433 | 1420 | 1425 |
| Vacant Units | 118 | 123 | 120 | 80 | 110 | 131 | 182 | 139 | 155 | 146 | 115 | 129 |
| Vacancy Rate | 8.2% | 8.4% | 8.2% | 5.7% | 7.7% | 9.1% | 12.9% | 10.7% | 10.7% | 10.2% | 8.1% | 9.1% |

Table 5. Local Centres - Vacant Units by year (All frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|-------|-------|-------|-------|------|-------|-------|-------|-------|-------|-------|---------|
| Total Units | 555 | 562 | 553 | 546 | 561 | 562 | 528 | 556 | 558 | 561 | 551 | 554 |
| Vacant Units | 61 | 58 | 62 | 59 | 43 | 70 | 68 | 76 | 84 | 72 | 66 | 65 |
| Vacancy Rate | 11.0% | 10.3% | 11.2% | 10.8% | 7.7% | 12.5% | 12.9% | 13.7% | 15.1% | 12.8% | 12.0% | 11.8% |

Table 6. Important Local Parades - Vacant Units by year (All frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|-------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|---------|
| Total Units | 308 | 304 | 305 | 321 | 304 | 303 | 186 | 300 | 301 | 379 | 370 | 307 |
| Vacant Units | 38 | 37 | 29 | 38 | 35 | 50 | 29 | 46 | 50 | 47 | 48 | 41 |
| Vacancy Rate | 12.3% | 12.2% | 9.5% | 11.8% | 11.5% | 16.5% | 15.6% | 15.3% | 16.6% | 12.4% | 13.0% | 13.2% |

5. Land Use Categories by Frontage

The tables and chart below show the percentage of all units by land use category and the year-on-year change in these categories. These show for example, that the majority of Food and Leisure businesses are found in Other protected frontages, and that Durable/Non-food outlets are generally in Core frontages. It should be noted that the area covered by different types of protected frontage vary in each High Street and may not be representative of individual areas.

Table 7. Percentage of units in protected frontages by land use category

| Land Use Category | Core | Secondary | Other | Important Local Parade | All |
|---------------------------|-------------|-------------|-------------|------------------------|-------------|
| Food and Leisure | 17% | 26% | 30% | 23% | 26% |
| Services | 17% | 23% | 21% | 23% | 21% |
| Durable/Non-food | 34% | 21% | 15% | 12% | 19% |
| Convenience Retailer | 19% | 14% | 11% | 20% | 15% |
| Financial and Business | 7% | 9% | 11% | 11% | 10% |
| Public Service/Facilities | 4% | 3% | 8% | 8% | 6% |
| Pubs and Bars | 1% | 3% | 4% | 2% | 3% |
| Grand Total | 100% | 100% | 100% | 100% | 100% |

Figure 2. Percentage of trading units in protected frontages by land use category

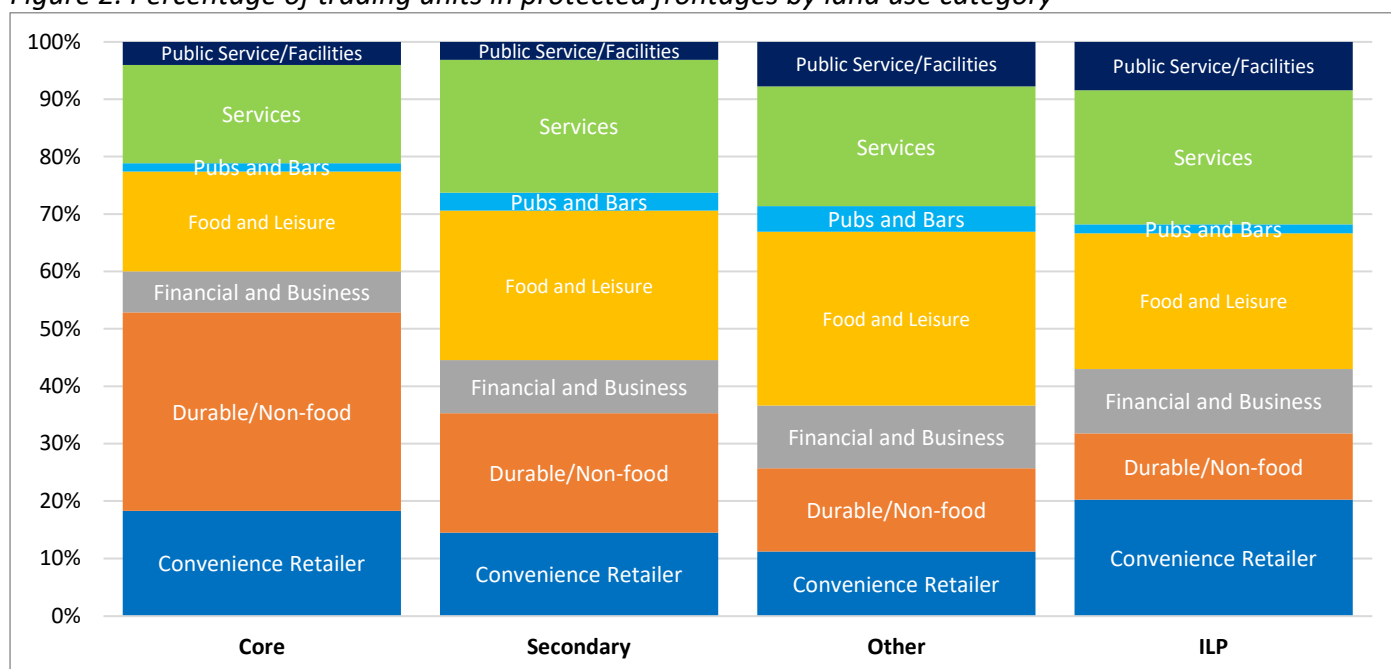


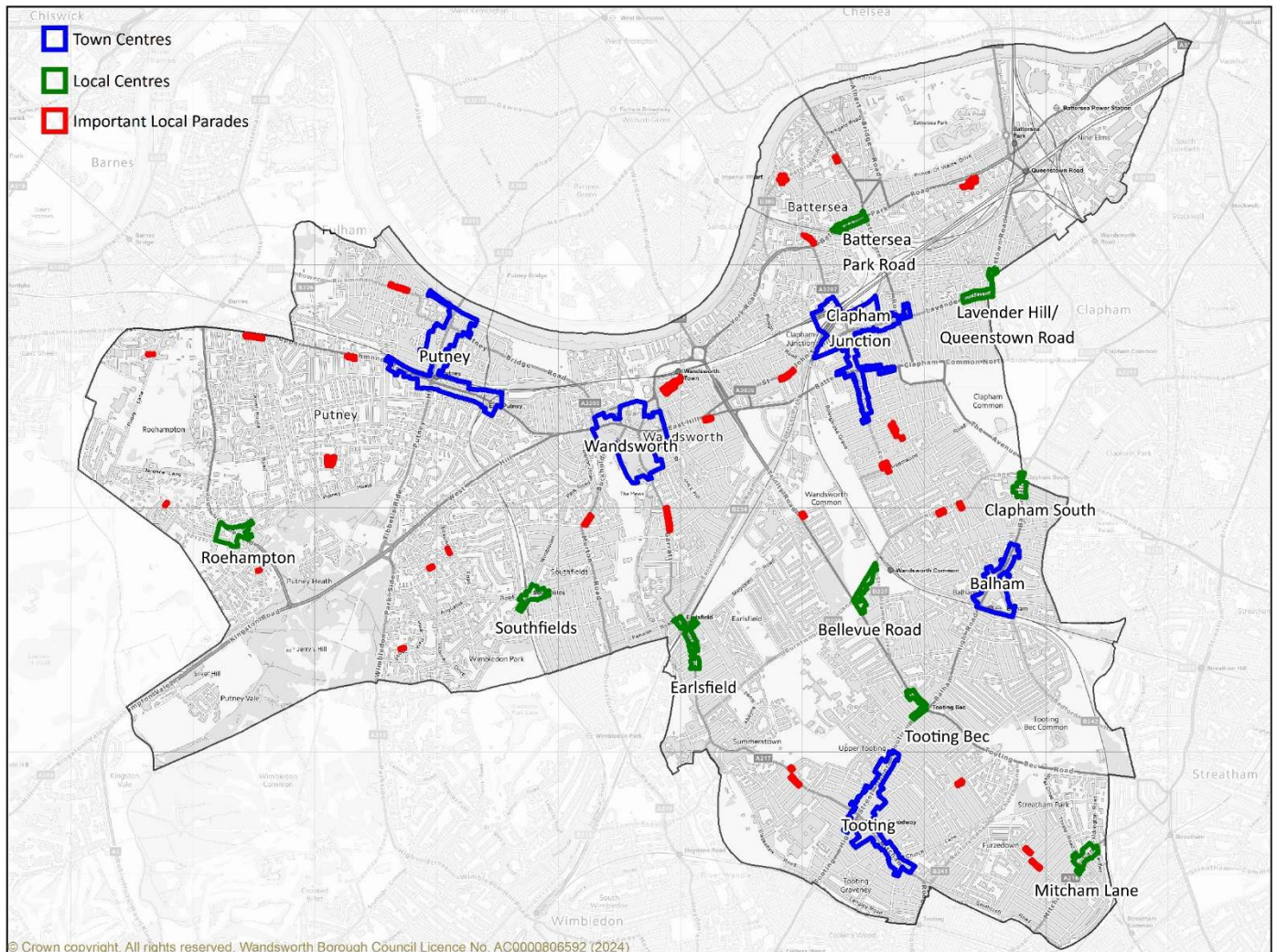
Table 8. Change in Percentage of trading units in protected frontages by land use category – 2023 to 2024

| Frontage | Convenience Retailer | Durable/Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/Facilities |
|--------------|----------------------|------------------|------------------------|------------------|---------------|-------------|---------------------------|
| Core | 0.8% | -1.1% | -0.6% | 1.0% | 0.0% | -0.7% | 0.6% |
| Secondary | -0.3% | -0.6% | -1.3% | 0.8% | 0.2% | 1.1% | 0.2% |
| Other | -0.2% | -0.6% | 0.0% | 0.0% | -0.1% | 0.6% | 0.4% |
| ILP | -1.0% | -0.3% | -1.0% | 1.2% | 0.6% | 0.2% | 0.3% |
| Total | -0.2% | -0.7% | -0.6% | 0.6% | 0.1% | 0.4% | 0.4% |

6. Town Centres

The adopted Local Plan sets out how the borough’s centres are positioned within a hierarchy: there are 5 town centres (Balham, Clapham Junction, Putney, Tooting, and Wandsworth), nine local centres, and 26 Important Local Parades. Within the town and local centres, particular areas of the centres are designated as Core Shopping frontages, Secondary Shopping Frontages, and Protected Other frontages. The spatial arrangement of the hierarchy of centres is displayed in the map below, and further information on the location of the individual frontages can be found in section 19 of the Local Plan⁷.

Figure 3. Hierarchy of centres



⁷ https://www.wandsworth.gov.uk/media/large/adopted_local_plan.pdf

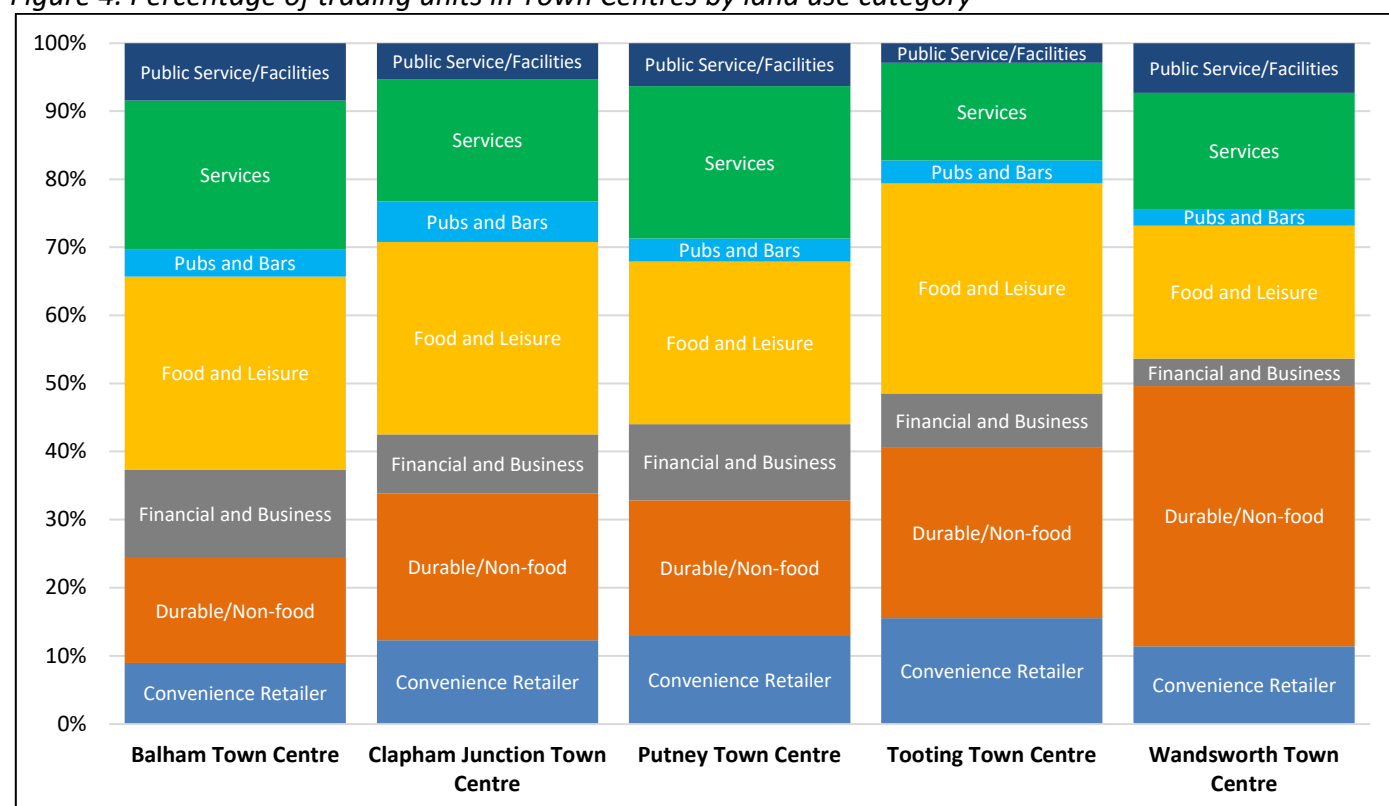
7. Town Centre – Land Use Categories

Table 9 below shows the percentage of all units in the land use categories that are in each Town Centre as a proportion of that category. This allows comparison of the categories between Town Centres, and shows for example, that Balham and Putney have a high proportion of Financial and Business units compared to other Town Centres, Clapham Junction has a higher proportion of Pubs and Bars, and Wandsworth a high proportion of Durable/Non-food businesses. The differences in structure of uses in each Town Centre illustrates the market forces, character, and demographic of each area. It is also important to consider the influences of the large indoor shopping centres in Putney and Wandsworth and two indoor markets in Tooting.

Table 9. Percentage of trading units in Town Centres by land use category

| Town Centre | Convenience Retailer | Durable/Non-food | Financial & Business | Food and Leisure | Pubs and Bars | Services | Public Service/Facilities |
|------------------|----------------------|------------------|----------------------|------------------|---------------|------------|---------------------------|
| Balham | 9% | 15% | 13% | 28% | 4% | 22% | 8% |
| Clapham Junction | 12% | 22% | 9% | 28% | 6% | 18% | 5% |
| Putney | 13% | 20% | 11% | 24% | 3% | 22% | 6% |
| Tooting | 16% | 25% | 8% | 31% | 3% | 14% | 3% |
| Wandsworth | 11% | 38% | 4% | 20% | 2% | 17% | 7% |
| Total | 13% | 23% | 9% | 27% | 4% | 18% | 5% |

Figure 4. Percentage of trading units in Town Centres by land use category



8. Changes in Land Use Categories between 2023 - 2024

In 2024, land use categories in town centres saw varied changes compared to 2023. Food and Leisure retailers increased notably in Clapham Junction (1.0%) and Tooting (1.3%). Balham and Putney experienced minor shifts, with Balham seeing a 0.8% rise in Public Service/Facilities. Durable/Non-food retailers declined in Clapham Junction and Tooting (-0.9%) and Wandsworth (-1.1%). Financial and Business uses decreased across most centres, with Putney facing the largest drop (-1.3%). Overall, the total changes were modest, with Food and Leisure up by 0.5% and Durable/Non-food down by 0.6%.

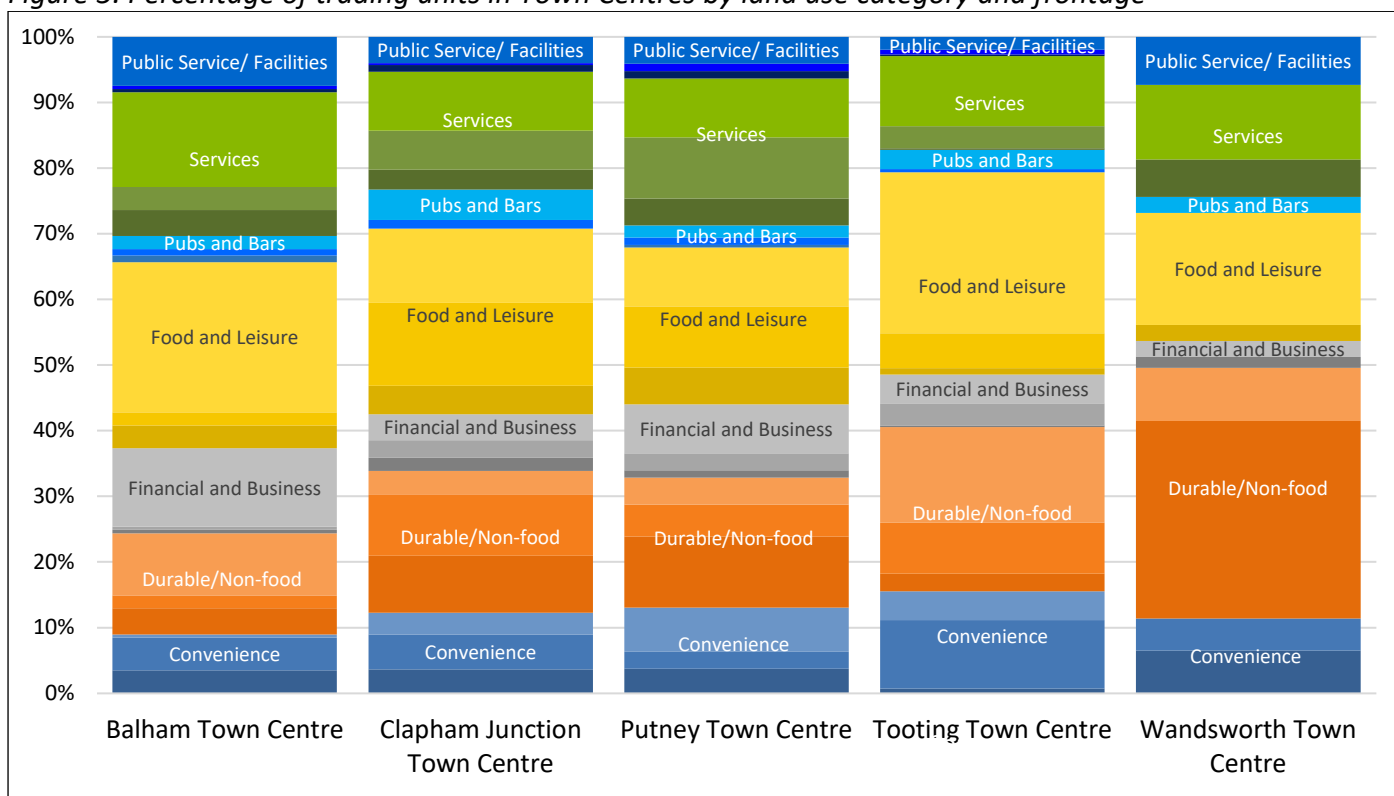
Table 10. Change in Percentage of trading units in Town Centres by land use category – 2024 compared to 2023

| Town Centre | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|------------------|----------------------|-------------------|------------------------|------------------|---------------|-------------|----------------------------|
| Balham | -0.7% | -0.3% | 0.2% | -0.1% | -0.1% | 0.1% | 0.8% |
| Clapham Junction | -0.3% | -0.9% | 0.1% | 1.0% | 0.2% | -1.1% | 0.9% |
| Putney | 0.6% | 0.1% | -1.3% | -0.7% | 0.3% | 0.8% | 0.3% |
| Tooting | -0.1% | -0.9% | -0.3% | 1.3% | -0.3% | 0.4% | -0.3% |
| Wandsworth | 0.7% | -1.1% | 0.0% | -0.2% | 0.0% | 0.7% | -0.1% |
| Total | 0.0% | -0.6% | -0.3% | 0.5% | 0.0% | 0.1% | 0.3% |

9. Town Centre land use categories by frontage

The chart below illustrates the diverse spread of uses in each Town Centre by frontage, showing that Core Frontages (in the darkest shade) often provide a larger proportion of Durable/Non-Food and Convenience units. Secondary and Other Frontages (in the lighter shades) generally provide a higher proportion of Services, Pubs and Bars, Food and Leisure, and Financial and Business units.

Figure 5. Percentage of trading units in Town Centres by land use category and frontage



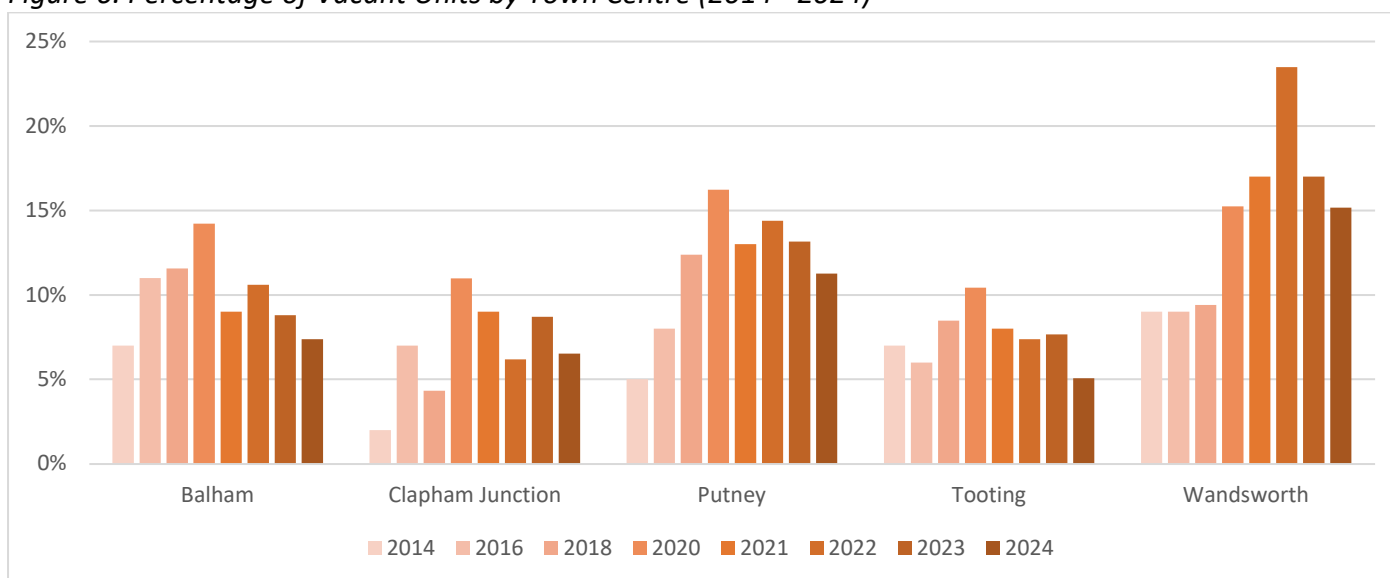
10. Town Centres – Summary of Vacancies

Table 11 and the chart below show the change in the percentage of vacant units in each of the Town Centres between 2018 and 2024. These are described in greater detail in the individual Town Centre sections of this report, but they show that vacancy rates have decreased in all Town Centres by between 2% to 3%.

Table 11. Number of Units and Percentage of Vacant Units by Town Centre (2019 - 2024)

| Town Centre | 2018 | | 2020 | | 2021 | | 2022 | | 2023 | | 2024 | |
|--------------|--------------|-----------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|-----------|
| | No Units | % Vacant | No Units | % Vacant | No Units | % Vacant | No Units | % Vacant | No Units | % Vacant | No Units | % Vacant |
| Balham | 216 | 12% | 217 | 14% | 218 | 9% | 217 | 11% | 216 | 9% | 217 | 7% |
| Clapham Jctn | 324 | 4% | 328 | 11% | 326 | 9% | 323 | 6% | 322 | 9% | 322 | 7% |
| Putney | 307 | 12% | 308 | 16% | 306 | 13% | 306 | 14% | 304 | 13% | 302 | 11% |
| Tooting | 448 | 8% | 403 | 10% | 309 | 8% | 447 | 7% | 444 | 8% | 434 | 5% |
| Wandsworth | 149 | 9% | 151 | 15% | 148 | 17% | 149 | 23% | 147 | 17% | 145 | 15% |
| Total | 1,443 | 9% | 1,407 | 13% | 1,307 | 11% | 1,442 | 11% | 1,433 | 10% | 1,420 | 8% |

Figure 6. Percentage of Vacant Units by Town Centre (2014 - 2024)



11. Town Centres - Change in Vacant Units - 2023 – 2024

Units may become vacant for various reasons such as a change in ownership, a drop in trade, or a move to a larger or smaller unit for economic reasons. Units may also have been recorded as vacant both in 2023 and 2024 but may have been occupied by a successful business in the intervening period.

Across the five Town Centres, a total of 115 units were recorded as closed or vacant in 2024, including 8 units under construction. Of these 115 vacant units, 77 were also recorded as closed or vacant in 2023. Among the 38 newly vacant units, the largest proportions of previous uses in 2023 were 12 Durable/Non-Food units, 9 Food and Leisure units, and 7 Services units.

12. Town Centres – Vacancies by Frontage

The town centres vary in size and have largely retained their level of retail use and low vacancy rates. The total number of units across all the protected frontages shows little change over the longer term. The overall vacancy rate in 2024 has decreased significantly from 10.2% in 2023 to 8.1%. Vacancy rates in Core frontages decreased slightly by 1.5%, Secondary frontages saw a reduction of 1%, and Other frontages experienced a substantial drop of 2.8%.

Table 12. Vacant Units by year - Town Centres (All frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020* | 2021* | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-------|-------|------|-------|------|---------|
| Total Units | 1445 | 1462 | 1464 | 1413 | 1435 | 1443 | 1406 | 1307 | 1442 | 1433 | 1420 | 1424 |
| Vacant Units | 118 | 123 | 120 | 80 | 110 | 131 | 183 | 139 | 155 | 146 | 115 | 129 |
| Vacancy Rate | 8% | 8% | 8% | 6% | 8% | 9% | 13% | 11% | 11% | 10.2% | 8.1% | 9.1% |

*Tooting Market was not surveyed in 2020 or 2021. Broadway Market was not surveyed in 2021.

Figure 7. Vacant Units by year - Town Centres (All frontages) (2006 - 2024)

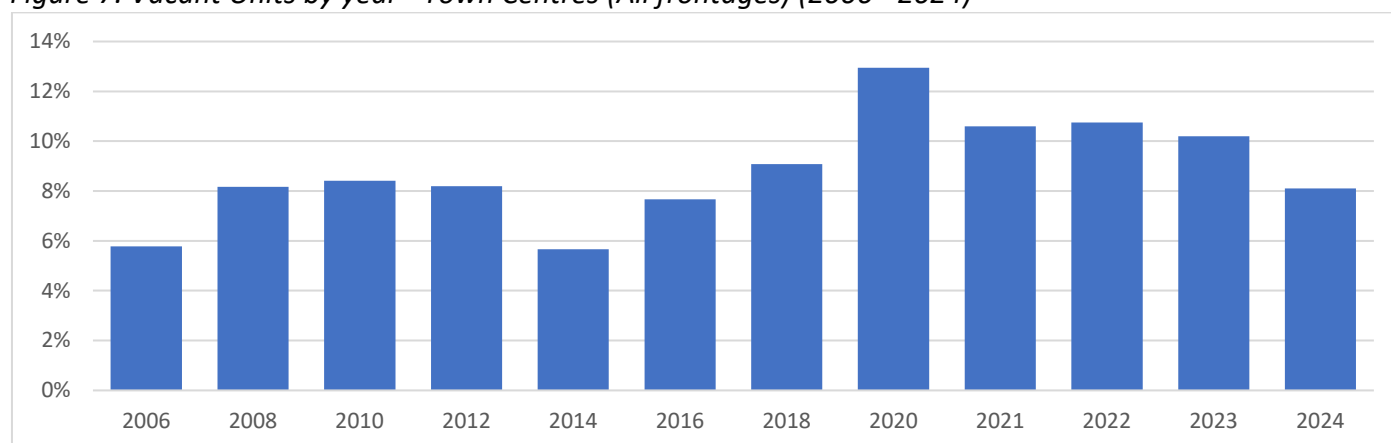


Table 13. Vacant Units by year - Town Centres (Core frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 275 | 307 | 308 | 282 | 278 | 277 | 279 | 275 | 275 | 273 | 273 | 282 |
| Vacant Units | 14 | 36 | 41 | 15 | 18 | 29 | 36 | 31 | 32 | 25 | 21 | 27 |
| Vacancy Rate | 5% | 12% | 13% | 5% | 6% | 10% | 13% | 11% | 12% | 9.2% | 7.7% | 9.6% |

Table 14. Vacant Units by year - Town Centres (Secondary frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 367 | 373 | 351 | 337 | 357 | 354 | 359 | 354 | 354 | 354 | 350 | 355 |
| Vacant Units | 26 | 29 | 18 | 12 | 24 | 26 | 42 | 32 | 24 | 28 | 24 | 26 |
| Vacancy Rate | 7% | 8% | 5% | 4% | 7% | 7% | 12% | 9% | 7% | 7.9% | 6.9% | 7.3% |

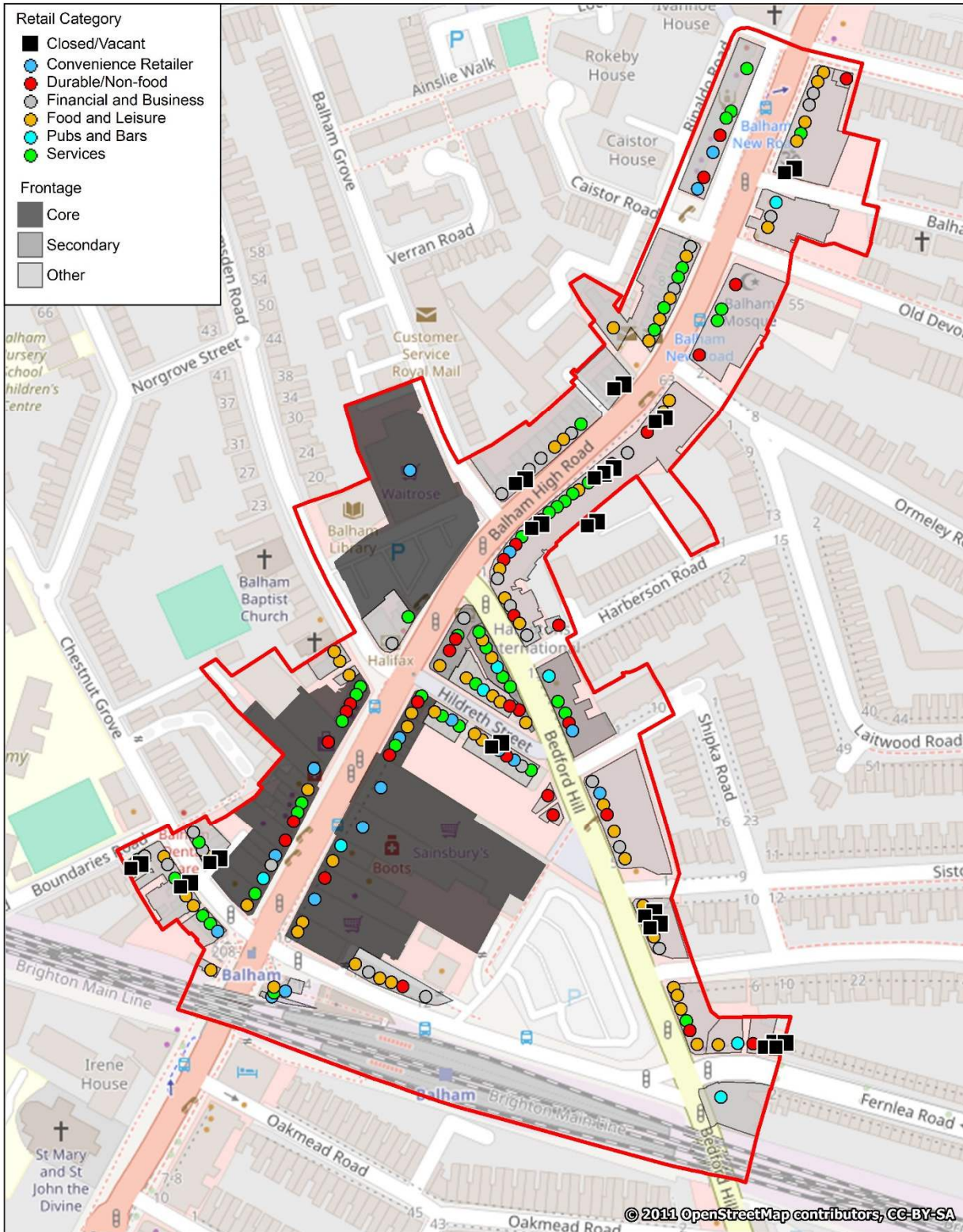
Table 15. Vacant Units by year - Town Centres (Other frontages)

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020* | 2021* | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-------|-------|------|-------|------|---------|
| Total Units | 803 | 782 | 805 | 794 | 800 | 812 | 768 | 677 | 806 | 806 | 797 | 786 |
| Vacant Units | 78 | 58 | 61 | 53 | 68 | 76 | 104 | 76 | 99 | 93 | 70 | 76 |
| Vacancy Rate | 10% | 7% | 8% | 7% | 9% | 9% | 14% | 11% | 12% | 11.5% | 8.8% | 9.7% |

13. Balham Town Centre - Headline results

The combined vacancy rate in Balham Town Centre (all frontages) has decreased from 9% in 2023 to 7% in 2024 which is the lowest vacancy rate since 2014. There were no vacant units in the core frontages or secondary frontages, and other frontages saw a reduction of 1 vacant unit in comparison with 2023.

Figure 8. Balham Town Centre



14. Balham Town Centre – Vacancies by Frontage

- There were 16 vacant/closed units in Balham Town Centre of which 6 were newly vacant. Of these 3 units were previously recorded as Hot Food Takeaways, 1 Restaurant, 1 Gymnasium and 1 Barber.
- 10 units recorded as vacant/closed in 2023 were again recorded as vacant/closed in 2024.
- All vacant units were in Other protected frontages, including 7 on Balham High Road.

Table 16. Vacant Units by year (All designated frontages) – Balham Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 214 | 214 | 212 | 209 | 214 | 216 | 218 | 218 | 215 | 216 | 217 | 215 |
| Vacant Units | 16 | 17 | 16 | 14 | 23 | 25 | 31 | 20 | 23 | 19 | 16 | 20 |
| Vacancy Rate | 7% | 8% | 8% | 7% | 11% | 12% | 14% | 9% | 11% | 9% | 7% | 9.3% |

Figure 9. Vacant Units by year (All designated frontages) – Balham Town Centre

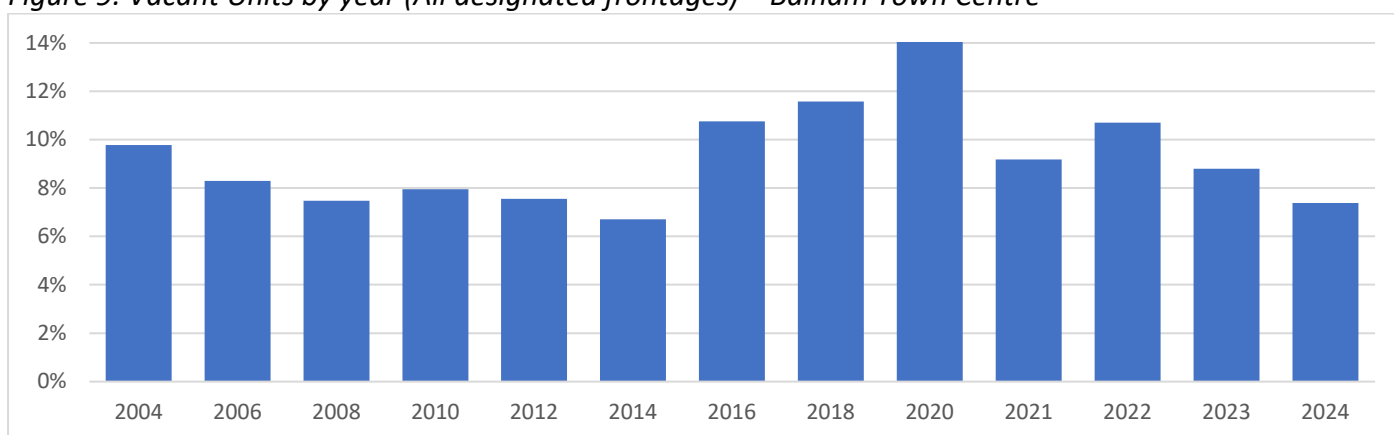


Table 17. Vacant Units by Year (Core frontages) - Balham Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 33 | 33 | 34 | 33 | 33 | 33 | 33 | 33 | 33 | 34 | 34 | 33 |
| Vacant Units | 0 | 1 | 2 | 2 | 1 | 4 | 4 | 2 | 2 | 0 | 0 | 2 |
| Vacancy Rate | 0% | 3% | 6% | 6% | 3% | 12% | 12% | 6% | 6% | 0% | 0% | 5% |

Table 18. Vacant Units by Year (Secondary frontages) - Balham Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 67 | 38 | 38 | 21 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 28 |
| Vacant Units | 4 | 4 | 3 | 0 | 0 | 0 | 2 | 2 | 2 | 2 | 0 | 2 |
| Vacancy Rate | 6% | 11% | 8% | 0% | 0% | 0% | 10% | 10% | 10% | 10% | 0% | 6% |

Table 19. Vacant Units by Year (Other frontages) - Balham Town Centre

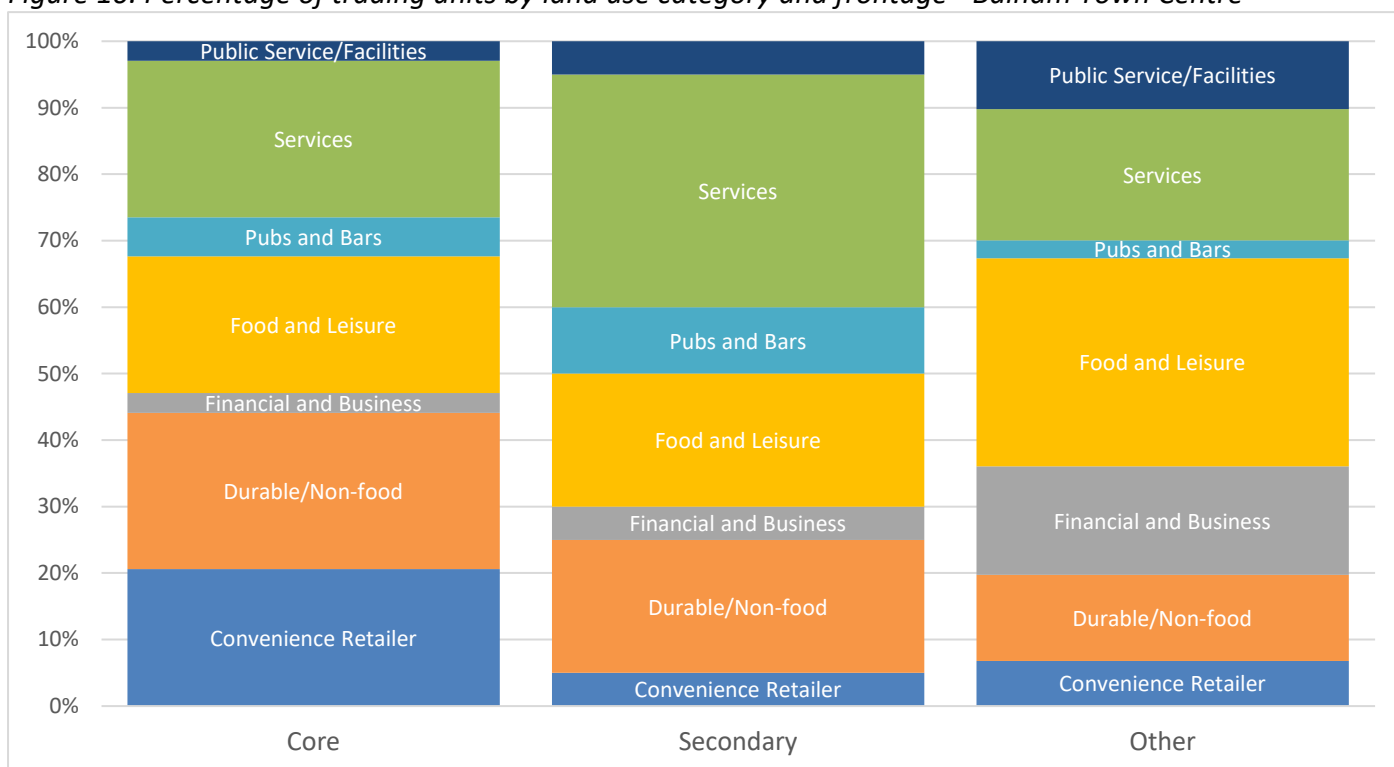
| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 114 | 143 | 140 | 155 | 161 | 163 | 165 | 165 | 162 | 162 | 163 | 154 |
| Vacant Units | 12 | 12 | 11 | 12 | 23 | 21 | 25 | 16 | 19 | 17 | 16 | 17 |
| Vacancy Rate | 11% | 8% | 8% | 8% | 14% | 13% | 15% | 10% | 12% | 10% | 10% | 11% |

15. Balham Town Centre – Land Use Categories

Table 20. Percentage of trading units by land use category and frontage - Balham Town Centre

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 21% | 24% | 3% | 21% | 6% | 24% | 3% |
| Secondary | 5% | 20% | 5% | 20% | 10% | 35% | 5% |
| Other | 7% | 13% | 16% | 31% | 3% | 20% | 10% |
| Total | 9% | 15% | 13% | 28% | 4% | 22% | 8% |

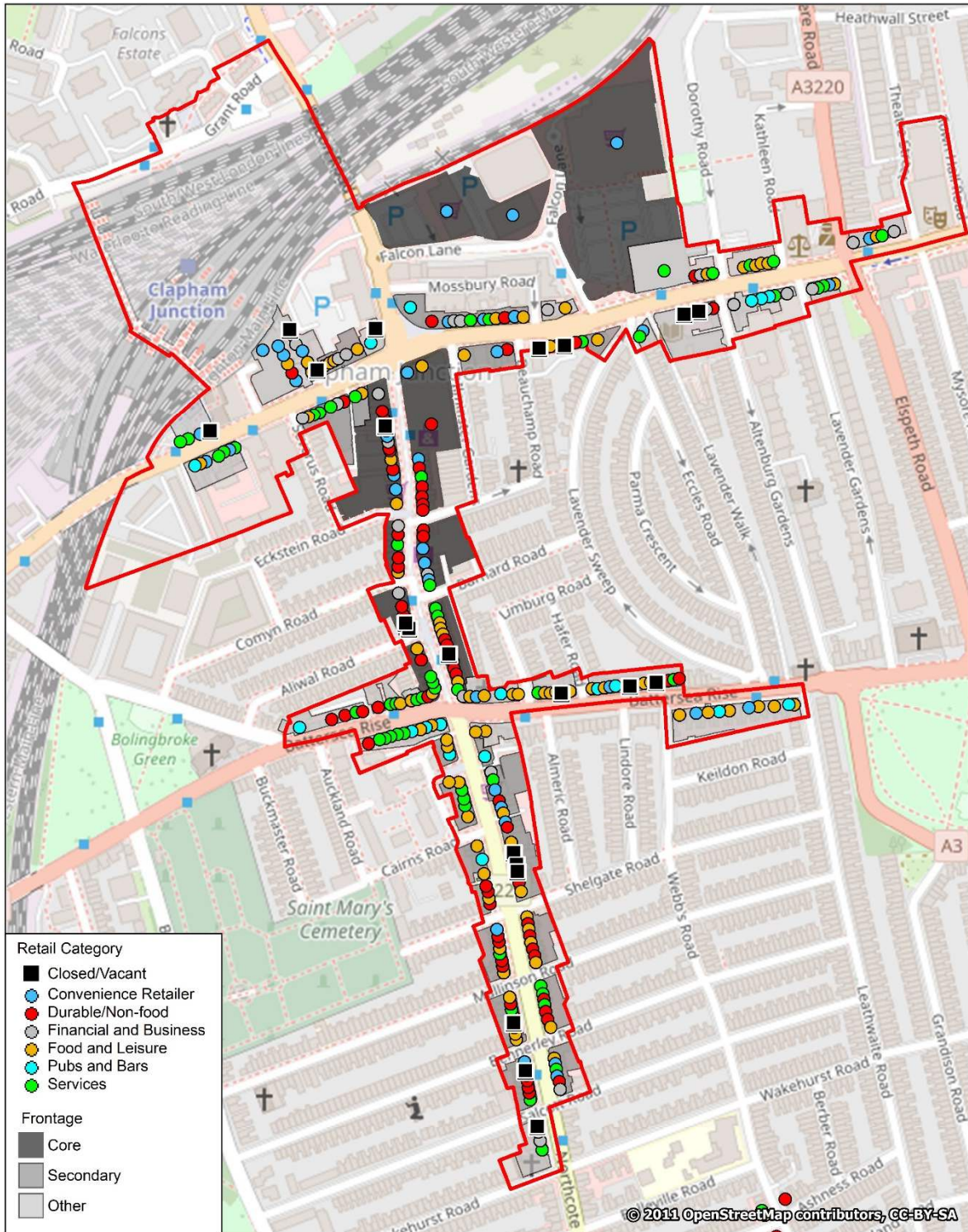
Figure 10. Percentage of trading units by land use category and frontage - Balham Town Centre



16. Clapham Junction Town Centre - Headline results

The vacancy rate in Clapham Junction Town Centre (all frontages) decreased from 9% in 2023 to 7% in 2024. Core frontages saw a decrease of 1 vacant unit compared to 2023 and Secondary frontages saw a decrease of 2 vacant units resulting in an 7% vacancy rate, whilst Other frontages saw a 3% decrease.

Figure 11. Clapham Junction Town Centre



17. Clapham Junction Town Centre – Vacancies by Frontage

- In 2024 there were 21 vacant units in Clapham Junction Town Centre, which is a decrease on the 28 vacancies recorded in 2023.
- 11 of these 21 units were newly vacant, including 4 Durable/Non-food and 4 Services units.
- 10 of the vacant units were also recorded as vacant in the 2023 survey, and 7 units have remained vacant since the 2022 survey.
- Northcote Road had the most vacant units (6), followed by St Johns Road and Battersea Rise (4).

Table 21. Vacant Units by year (All designated frontages) - Clapham Junction Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 333 | 334 | 334 | 323 | 322 | 324 | 328 | 325 | 321 | 322 | 322 | 326 |
| Vacant Units | 11 | 10 | 14 | 6 | 21 | 17 | 36 | 30 | 20 | 28 | 21 | 19 |
| Vacancy Rate | 3% | 3% | 4% | 2% | 7% | 5% | 11% | 9% | 6% | 9% | 7% | 6% |

Figure 12. Vacant Units by year (All designated frontages) - Clapham Junction Town Centre

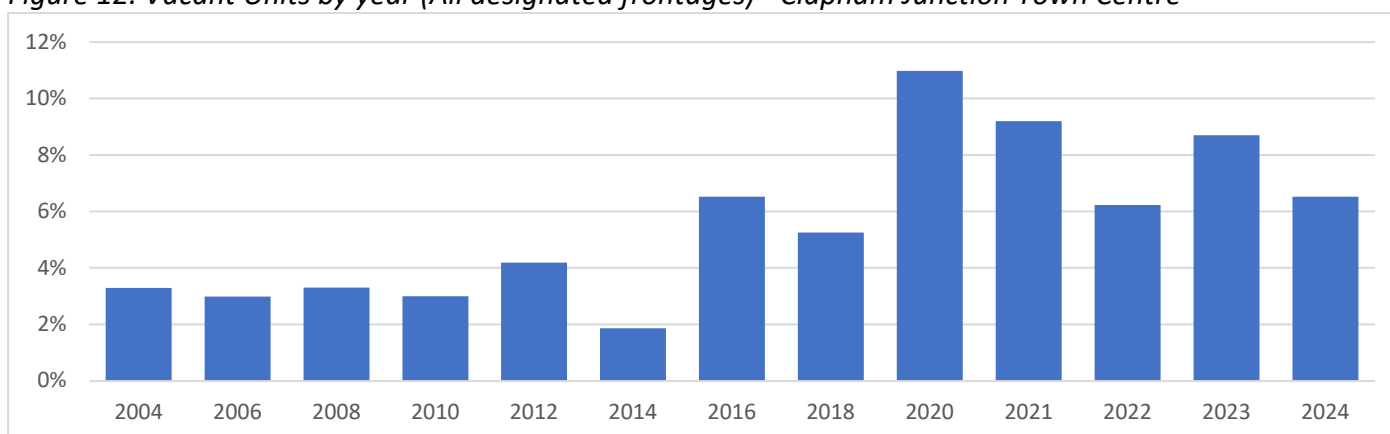


Table 22. Vacant Units by year (Core frontages) - Clapham Junction Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 69 | 69 | 69 | 69 | 68 | 68 | 69 | 68 | 67 | 67 | 72 | 69 |
| Vacant Units | 3 | 1 | 3 | 1 | 5 | 6 | 6 | 5 | 4 | 5 | 4 | 4 |
| Vacancy Rate | 4% | 1% | 4% | 1% | 7% | 9% | 9% | 7% | 6% | 7% | 5.6% | 6% |

Table 23. Vacant Units by year (Secondary frontages) - Clapham Junction Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 76 | 93 | 93 | 100 | 116 | 117 | 119 | 119 | 119 | 119 | 115 | 108 |
| Vacant Units | 3 | 4 | 4 | 0 | 9 | 7 | 14 | 13 | 5 | 10 | 8 | 7 |
| Vacancy Rate | 4% | 4% | 4% | 0% | 8% | 6% | 12% | 11% | 4% | 8% | 7% | 6% |

Table 24. Vacant Units by year (Other frontages) - Clapham Junction Town Centre

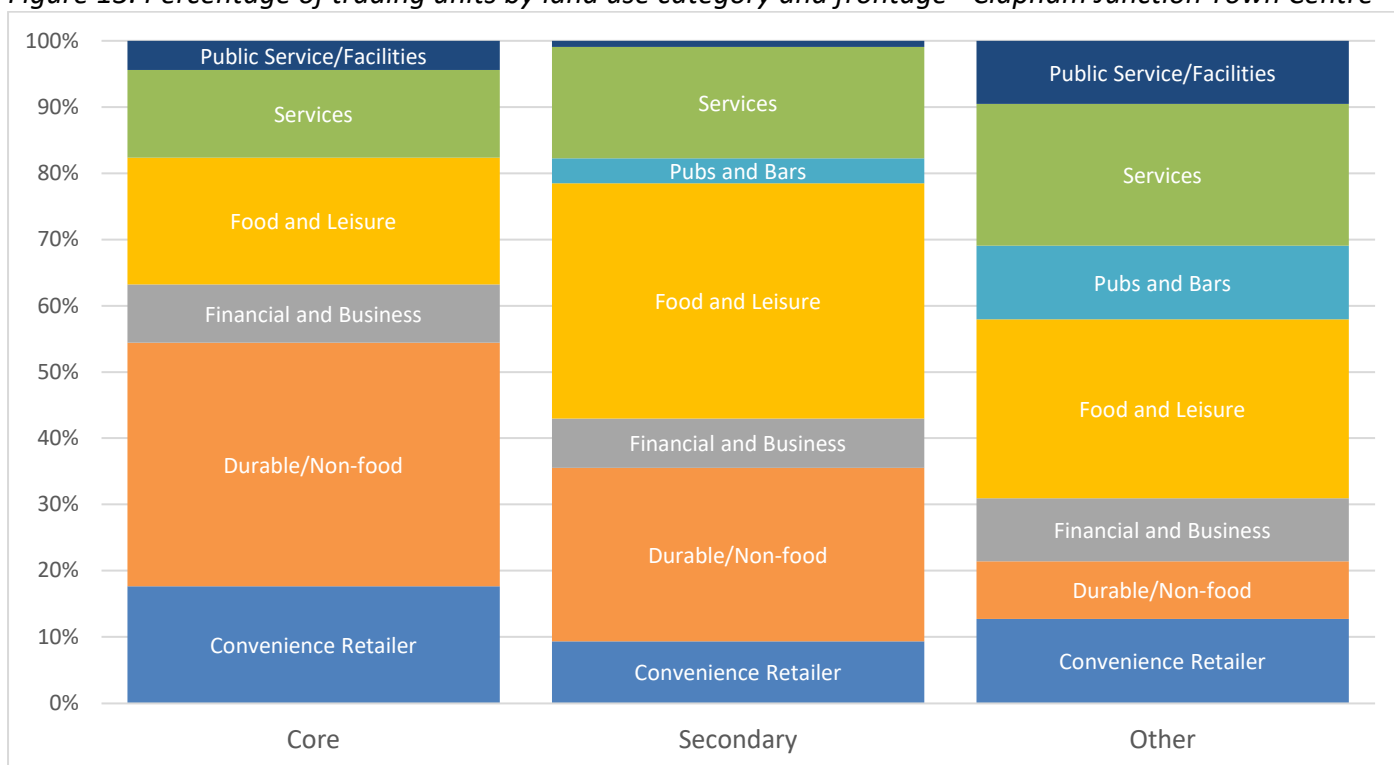
| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 188 | 172 | 172 | 154 | 138 | 139 | 140 | 138 | 135 | 136 | 135 | 150 |
| Vacant Units | 5 | 5 | 7 | 5 | 7 | 4 | 16 | 12 | 11 | 13 | 9 | 9 |
| Vacancy Rate | 3% | 3% | 4% | 3% | 5% | 3% | 11% | 9% | 8% | 10% | 7% | 6% |

18. Clapham Junction Town Centre – Land Use Categories

Table 25. Percentage of trading units by land use category and frontage - Clapham Junction Town Centre

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 18% | 37% | 9% | 19% | 0% | 13% | 4% |
| Secondary | 9% | 26% | 7% | 36% | 4% | 17% | 1% |
| Other | 13% | 9% | 10% | 27% | 11% | 21% | 10% |
| Total | 13% | 21% | 9% | 28% | 6% | 18% | 5% |

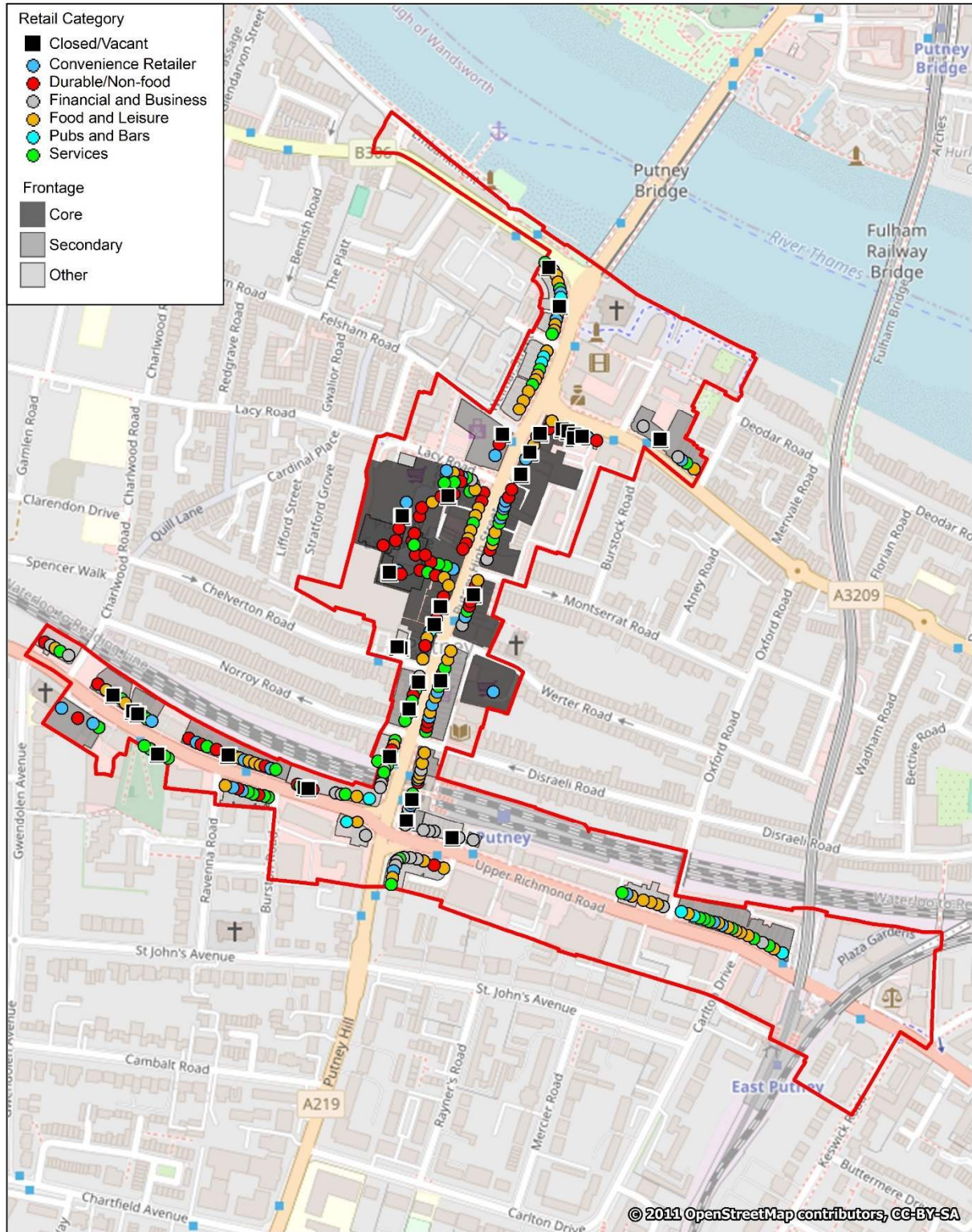
Figure 13. Percentage of trading units by land use category and frontage - Clapham Junction Town Centre



19. Putney Town Centre – Headline Results

In 2024, a total of 34 units were recorded as closed/vacant across all frontages in Putney Town Centre (a vacancy rate of 11%), which is a decrease on the 40 vacancies in 2023 (13%). The majority of vacant units were on Putney High Street (17) and Upper Richmond Road (8).

Figure 14. Putney Town Centre



20. Putney Town Centre – Vacancies by Frontage

- Core frontages and Secondary frontages in Putney Town Centre both saw a slight decrease in the vacancy rate from 11% to 10%, whilst Other frontages saw a larger decrease from 16% in 2023 to 13% in 2024.
- 10 of the 34 vacant units in 2024 were newly vacant, including 3 Convenience Retailers and 3 Food and Leisure outlets.
- 24 units recorded as closed/vacant in 2023 remained unoccupied in 2024, with 16 of these units also being recorded as vacant in 2022. Putney High Street had 17 vacant units (including 3 in Putney Exchange), and Upper Richmond Road had 8 vacant units.

Table 26. Vacant Units by year (All designated frontages) - Putney Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 312 | 315 | 315 | 307 | 306 | 307 | 308 | 306 | 306 | 304 | 302 | 309 |
| Vacant Units | 15 | 21 | 22 | 15 | 26 | 38 | 50 | 40 | 44 | 40 | 34 | 31 |
| Vacancy Rate | 5% | 7% | 7% | 5% | 8% | 12% | 16% | 13% | 14% | 13% | 11% | 10% |

Figure 15. Vacant Units by year (All designated frontages) - Putney Town Centre

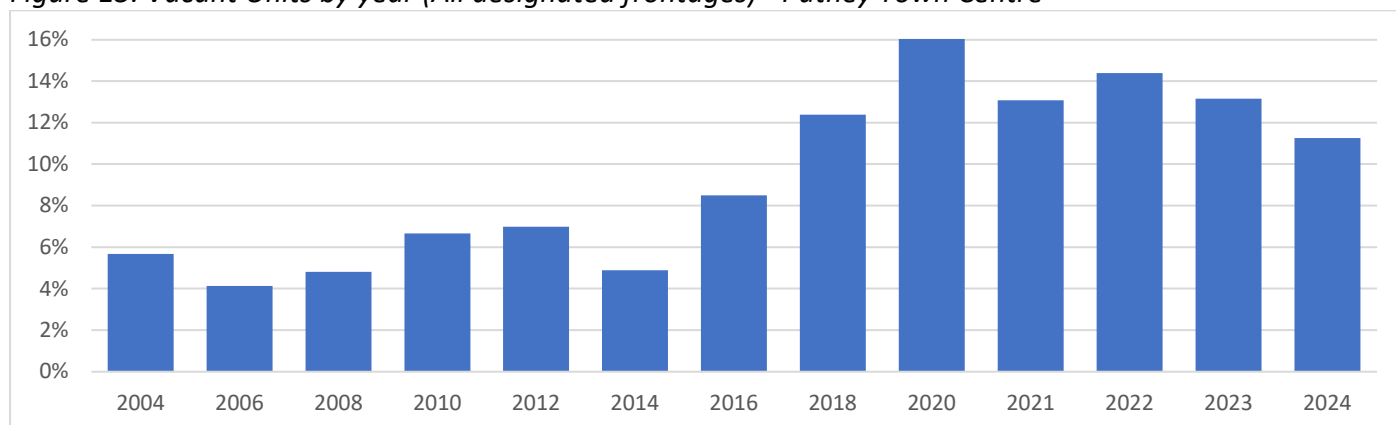


Table 27. Vacant Units by year (Core frontages) - Putney Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 94 | 92 | 91 | 89 | 85 | 85 | 85 | 84 | 84 | 82 | 80 | 86 |
| Vacant Units | 3 | 9 | 7 | 6 | 6 | 15 | 16 | 16 | 16 | 9 | 8 | 10 |
| Vacancy Rate | 3% | 10% | 8% | 7% | 7% | 18% | 19% | 19% | 19% | 11% | 10% | 12% |

Table 28. Vacant Units by year (Secondary frontages) - Putney Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 100 | 107 | 107 | 105 | 107 | 106 | 107 | 105 | 105 | 105 | 105 | 105 |
| Vacant Units | 5 | 7 | 5 | 7 | 9 | 13 | 19 | 15 | 13 | 12 | 11 | 11 |
| Vacancy Rate | 5% | 7% | 5% | 7% | 8% | 12% | 18% | 14% | 12% | 11% | 10% | 10% |

Table 29. Vacant Units by year (Other frontages) - Putney Town Centre

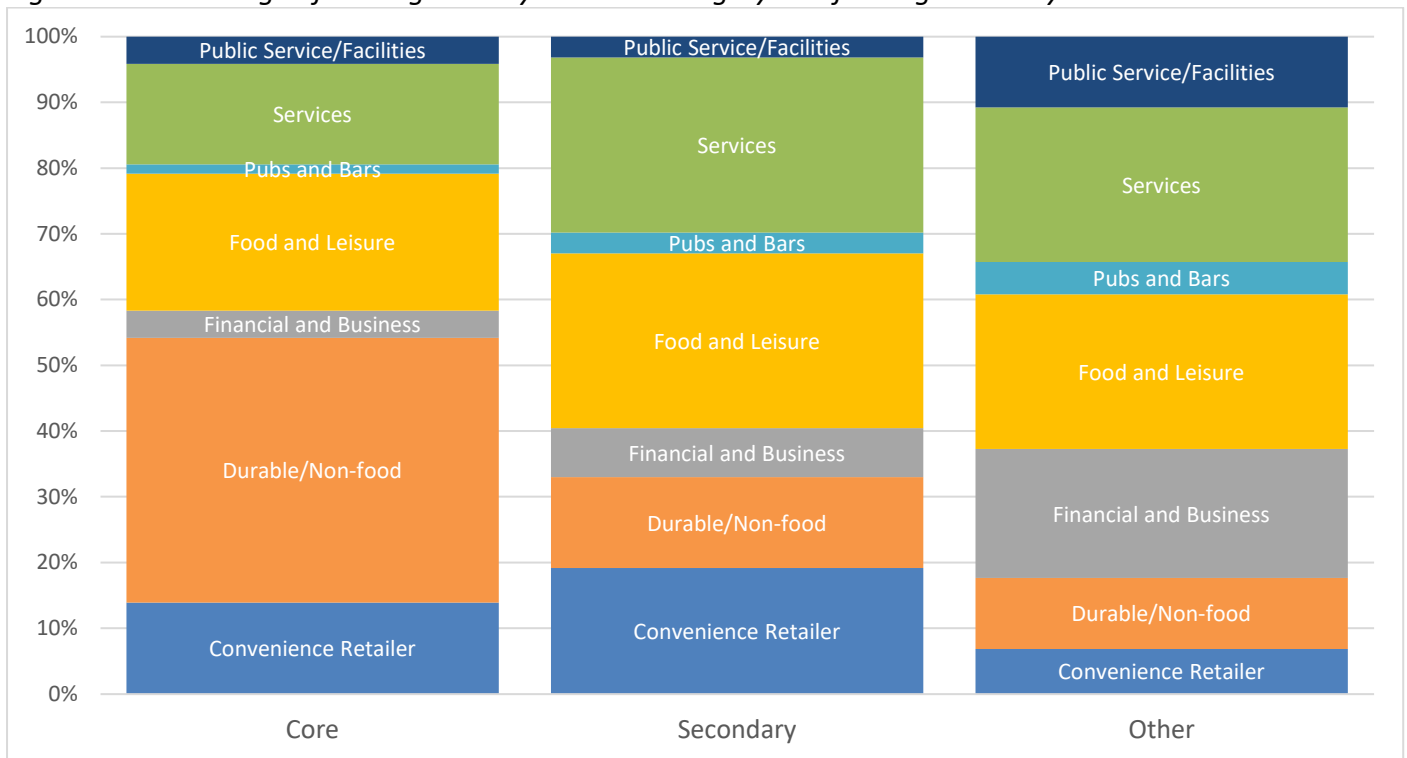
| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 118 | 116 | 117 | 113 | 114 | 113 | 116 | 117 | 117 | 117 | 117 | 116 |
| Vacant Units | 7 | 5 | 10 | 2 | 11 | 7 | 15 | 9 | 15 | 19 | 15 | 10 |
| Vacancy Rate | 6% | 4% | 9% | 2% | 10% | 6% | 13% | 8% | 13% | 16% | 13% | 9% |

21. Putney Town Centre – Land Use Categories

Table 30. Percentage of trading units by land use category and frontage - Putney Town Centre

| Frontage | Convenience Retailer | Durable/Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/Facilities |
|--------------|----------------------|------------------|------------------------|------------------|---------------|------------|---------------------------|
| Core | 14% | 40% | 4% | 21% | 1% | 15% | 4% |
| Secondary | 19% | 14% | 7% | 27% | 3% | 27% | 3% |
| Other | 7% | 11% | 20% | 24% | 5% | 24% | 11% |
| Total | 13% | 20% | 11% | 24% | 3% | 22% | 6% |

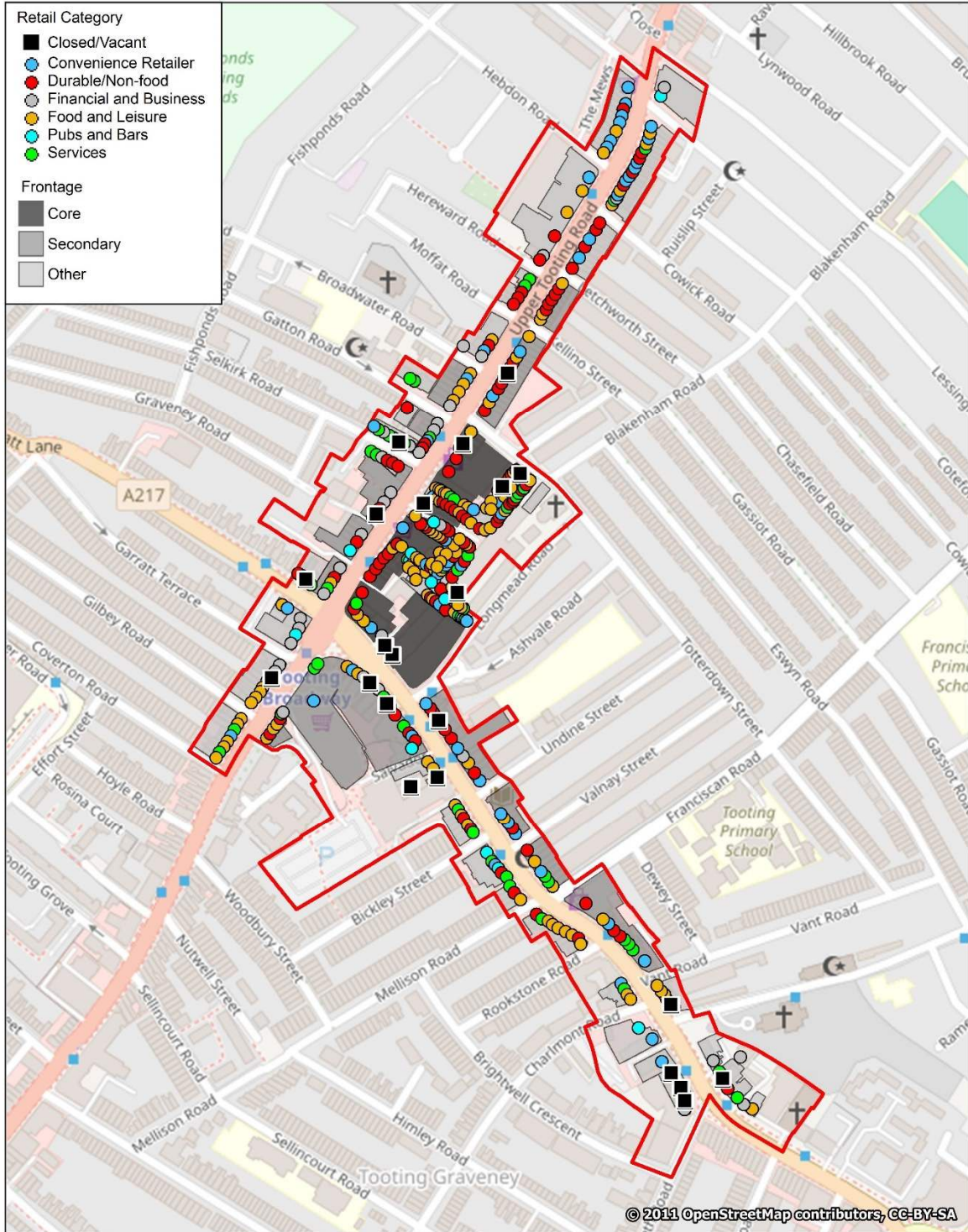
Figure 16. Percentage of trading units by land use category and frontage - Putney Town Centre



22. Tooting Town Centre – Headline Results

The number of vacant units in Tooting Town Centre has decreased significantly by 12 units since 2023, with the vacancy rate falling from 8% to 5% which is the lowest recorded since 2012. Vacant units in Core and secondary frontages remained similar to 2023, whilst Other frontages saw a large decrease from 26 vacant units to 13 vacant units resulting in a 4% vacancy rate which is the lowest recorded since 2008.

Figure 17. Tooting Town Centre



23. Tooting Town Centre – Vacancies by Frontage

- There were 22 vacancies in Tooting Town Centre in 2024. 6 of the vacant units were newly vacant including 3 Financial and Business units.
- Core frontages had 4 vacant units and Secondary had 5, and the remaining 12 were in Other frontages
- The majority of vacant units were on Mitcham Road with 12 vacant units. In Tooting Market and Broadway Market there was a total of 3 vacant units.

Table 31. Vacant Units by year (All designated frontages) - Tooting Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020* | 2021* | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-------|-------|------|------|------|---------|
| Total Units | 410 | 408 | 432 | 430 | 450 | 448 | 403 | 309 | 444 | 444 | 434 | 419 |
| Vacant Units | 27 | 22 | 21 | 32 | 26 | 38 | 42 | 24 | 33 | 34 | 22 | 29 |
| Vacancy Rate | 7% | 5% | 5% | 7% | 6% | 8% | 10% | 8% | 7% | 8% | 5% | 7% |

*Tooting Market was not surveyed in 2020. Tooting Market and Broadway Market were not surveyed in 2021.

Figure 18. Vacant Units by year (All designated frontages) - Tooting Town Centre

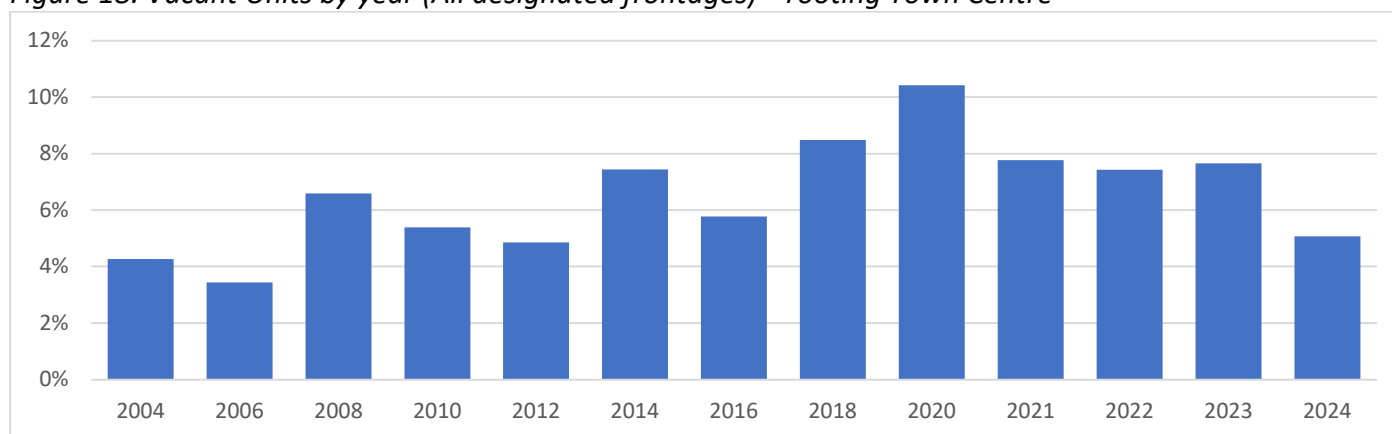


Table 32. Vacant Units by year (Core frontages) - Tooting Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 29 | 27 | 27 | 28 | 27 | 26 | 27 | 26 | 26 | 26 | 25 | 27 |
| Vacant Units | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 4 | 4 | 2 |
| Vacancy Rate | 7% | 7% | 4% | 4% | 4% | 4% | 4% | 4% | 8% | 15% | 16% | 7% |

Table 33. Vacant Units by year (Secondary frontages) - Tooting Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 103 | 113 | 113 | 111 | 114 | 111 | 113 | 110 | 110 | 110 | 110 | 111 |
| Vacant Units | 7 | 4 | 6 | 5 | 6 | 6 | 7 | 2 | 4 | 4 | 5 | 5 |
| Vacancy Rate | 7% | 4% | 5% | 5% | 5% | 5% | 6% | 2% | 4% | 4% | 5% | 5% |

Table 34. Vacant Units by year (Other frontages) - Tooting Town Centre

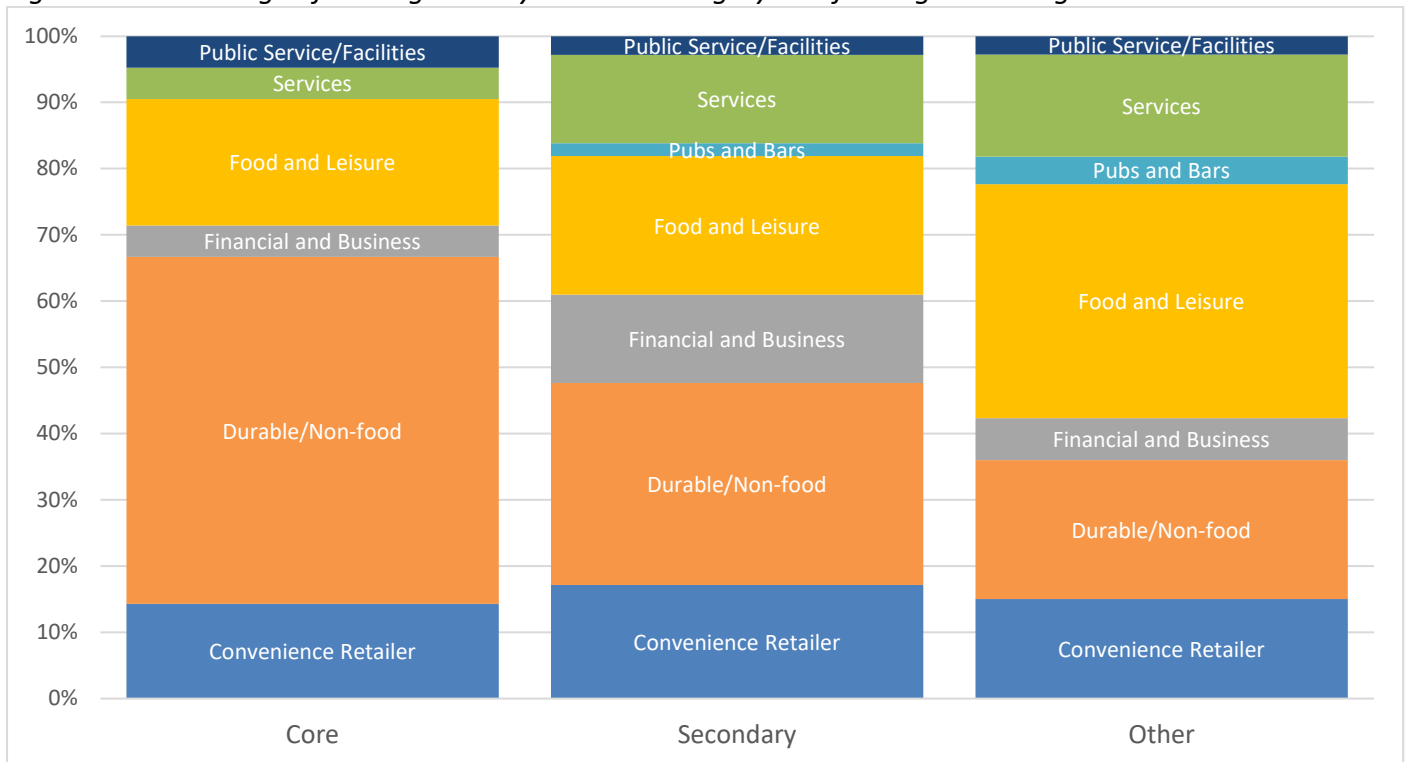
| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020* | 2021* | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-------|-------|------|------|------|---------|
| Total Units | 278 | 268 | 292 | 291 | 309 | 311 | 263 | 173 | 308 | 308 | 299 | 282 |
| Vacant Units | 18 | 16 | 14 | 26 | 19 | 31 | 34 | 21 | 27 | 26 | 13 | 22 |
| Vacancy Rate | 6% | 6% | 5% | 9% | 6% | 10% | 13% | 12% | 9% | 8% | 4% | 8% |

24. Tooting Town Centre – Land Use Categories

Table 35. Percentage of trading units by land use category and frontage - Tooting Town Centre

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 14% | 52% | 5% | 19% | 0% | 5% | 5% |
| Secondary | 17% | 30% | 13% | 21% | 2% | 13% | 3% |
| Other | 15% | 21% | 6% | 35% | 4% | 15% | 3% |
| Total | 16% | 25% | 8% | 31% | 3% | 14% | 3% |

Figure 19. Percentage of trading units by land use category and frontage - Tooting Town Centre

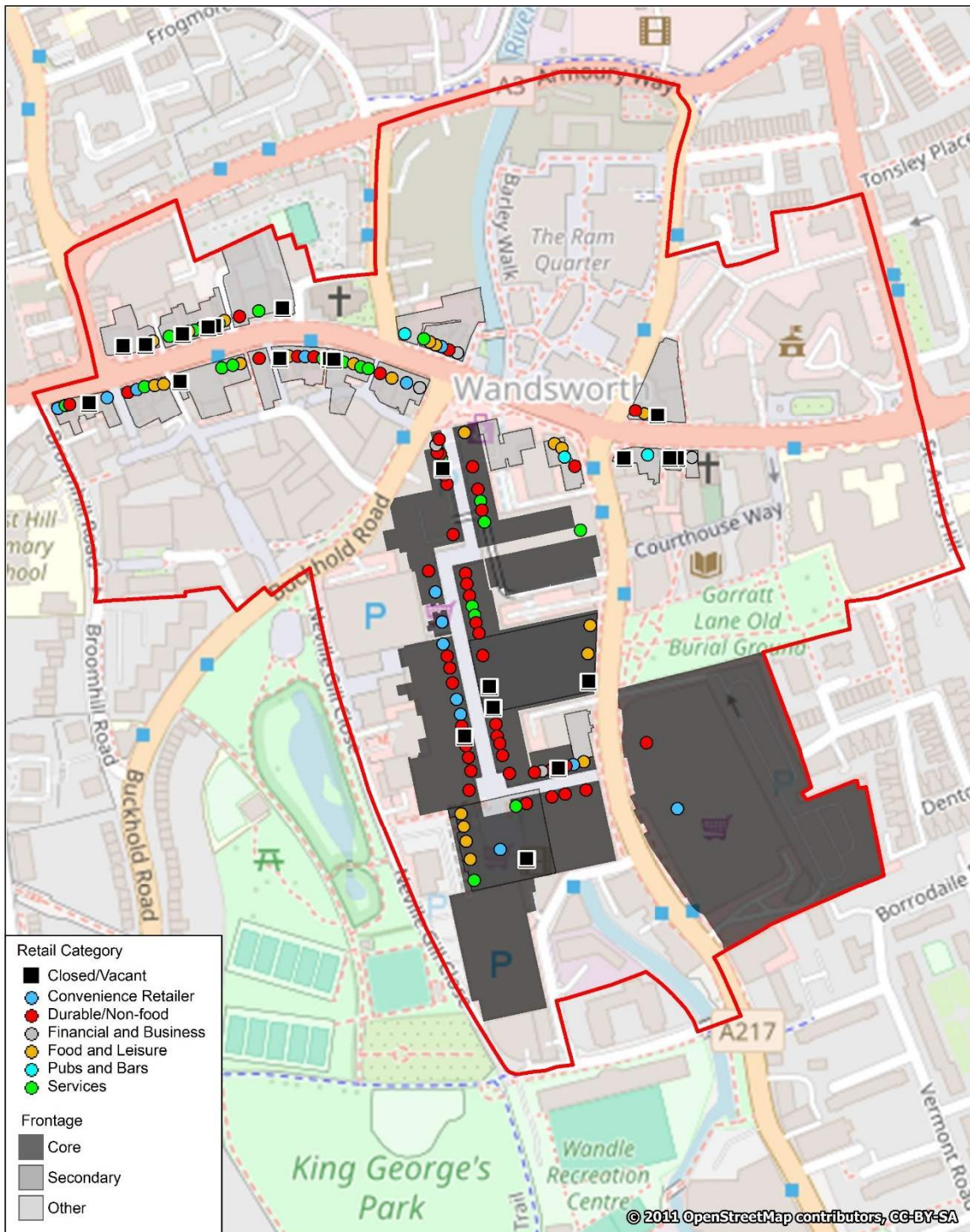


25. Wandsworth Town Centre – Headline Results

The combined vacancy rate in Core and Other frontages in Wandsworth Town Centre has decreased to 15%, compared to the 17% recorded in 2023. There were 22 units recorded as vacant or closed in 2024, which is 3 fewer than in 2023.

The protected frontages in Wandsworth Town Centre consist of Core Shopping frontages and protected Other frontages only; there are no Secondary frontages designated within Wandsworth Town Centre. Apart from Sainsbury’s in Garratt Lane, all the Core Shopping frontages are entirely within the indoor Southside shopping centre.

Figure 20. Wandsworth Town Centre



26. Wandsworth Town Centre – Vacancies by Frontage

- There were 22 vacancies in Wandsworth Town Centre of which 5 were newly vacant. These were all in Southside Shopping Centre and consisted of 4 Durable/Non-food and 1 Food and Leisure outlet.
- Units in the Core Frontage saw a decrease of 2 units resulting in an 8% vacancy rate, and Other frontages saw a decrease of 2% since 2023.

Table 36. Vacant Units by year (All designated frontages) - Wandsworth Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 177 | 169 | 170 | 144 | 143 | 149 | 151 | 150 | 149 | 147 | 145 | 154 |
| Vacant Units | 52 | 43 | 47 | 13 | 13 | 14 | 23 | 25 | 35 | 25 | 22 | 28 |
| Vacancy Rate | 29% | 25% | 28% | 9% | 9% | 9% | 15% | 17% | 23% | 17% | 15% | 18% |

Figure 21. Vacant Units by year (All designated frontages) - Wandsworth Town Centre

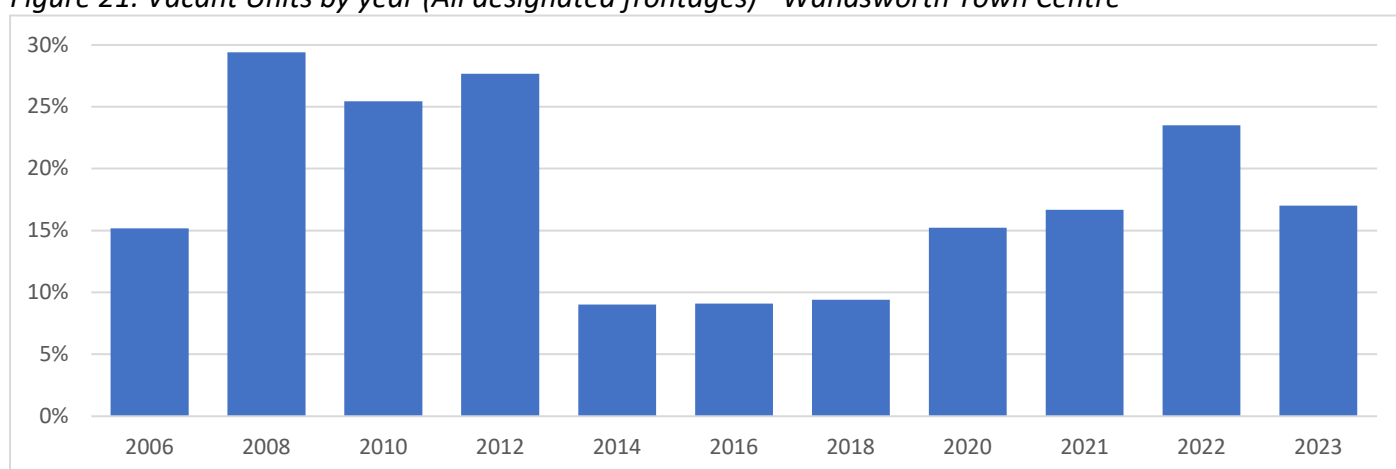


Table 37. Vacant Units by year (Core frontages) - Wandsworth Town Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 50 | 86 | 87 | 63 | 65 | 65 | 65 | 64 | 65 | 64 | 62 | 67 |
| Vacant Units | 6 | 23 | 28 | 5 | 5 | 3 | 9 | 7 | 8 | 7 | 5 | 10 |
| Vacancy Rate | 12% | 27% | 32% | 8% | 8% | 5% | 14% | 11% | 12% | 11% | 8% | 14% |

Table 38. Vacant Units by year (Other frontages) - Wandsworth Town Centre

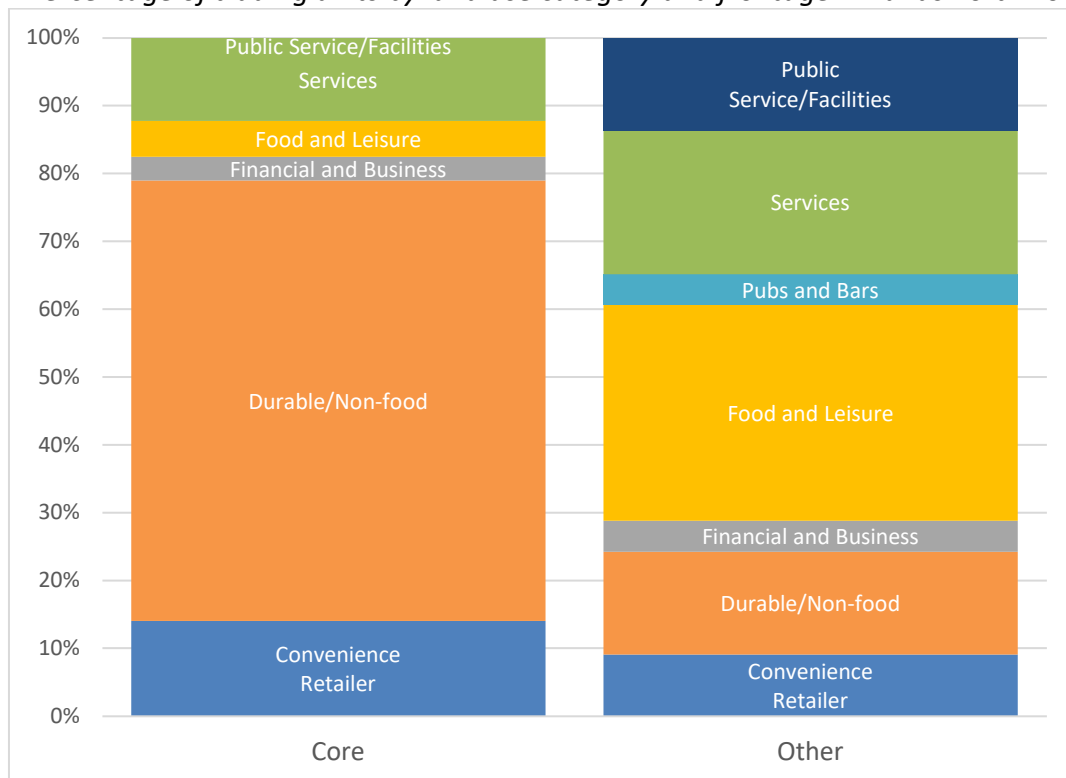
| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 105 | 83 | 83 | 81 | 78 | 84 | 86 | 86 | 84 | 83 | 83 | 85 |
| Vacant Units | 36 | 20 | 19 | 8 | 8 | 11 | 14 | 18 | 27 | 18 | 17 | 18 |
| Vacancy Rate | 34% | 24% | 23% | 10% | 10% | 13% | 16% | 21% | 32% | 22% | 20% | 21% |

27. Wandsworth Town Centre – Land Use Categories

Table 39. Percentage of trading units by land use category and frontage - Wandsworth Town Centre

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 14% | 65% | 4% | 5% | 0% | 12% | 0% |
| Other | 9% | 15% | 5% | 32% | 5% | 21% | 14% |
| Total | 11% | 38% | 4% | 20% | 2% | 17% | 7% |

Figure 22. Percentage of trading units by land use category and frontage - Wandsworth Town Centre



28. Battersea Power Station Central Activities Zone (CAZ) retail cluster

The Battersea Power Station site is emerging as a new retail cluster that will ultimately perform the same function as a town centre. The first retail units in the turbine hall opened in October 2022 and there are currently 150 retail units in total in and around the Power Station. Additional retail units will also be opening in the future as the different phases of the development are completed. For the purposes of this report only fully completed areas are included.

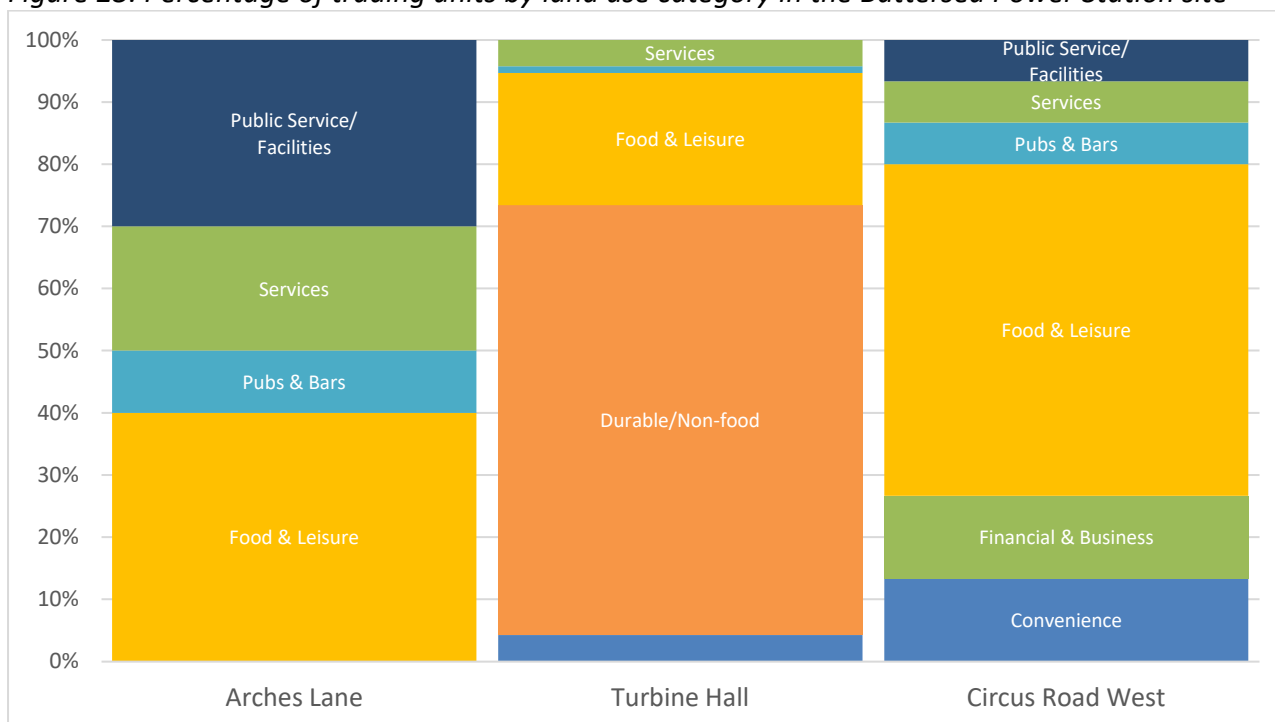
Table 41. Number of units in the Battersea Power Station site – November 2024

| Area | Total Units | Vacant Units | Vacancy Rate |
|------------------|-------------|--------------|--------------|
| Arches Lane | 13 | 3 | 23% |
| Turbine Hall | 100 | 7 | 7% |
| Circus Road West | 16 | 1 | 6% |
| Total | 129 | 11 | 9% |

Table 40. Percentage of trading units by land use category in the Battersea Power Station site

| Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|----------------------|-------------------|------------------------|------------------|---------------|----------|----------------------------|
| 5% | 55% | 2% | 27% | 3% | 6% | 3% |

Figure 23. Percentage of trading units by land use category in the Battersea Power Station site



29. Local Centres – Headline Results

The vacancy rate in all Local Centres has decreased slightly between 2023 and 2024 from 13% to 12%. The vacancy rate is highest in Core frontages at 15%, Secondary and Other frontages have an 11% and 12% rate respectively.

30. Local Centres – Vacancies by Frontage

Table 43. Vacant Units by year (All designated frontages) - Local Centres

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020* | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-------|------|------|------|------|---------|
| Total Units | 555 | 562 | 553 | 546 | 561 | 562 | 528 | 558 | 558 | 549 | 551 | 553 |
| Vacant Units | 61 | 58 | 62 | 59 | 43 | 70 | 68 | 76 | 84 | 72 | 66 | 65 |
| Vacancy Rate | 11% | 10% | 11% | 11% | 8% | 12% | 13% | 14% | 15% | 13% | 12% | 12% |

*Roehampton Local Centre was not surveyed in 2020.

Figure 24. Vacant Units by year (All designated frontages) - Local Centres

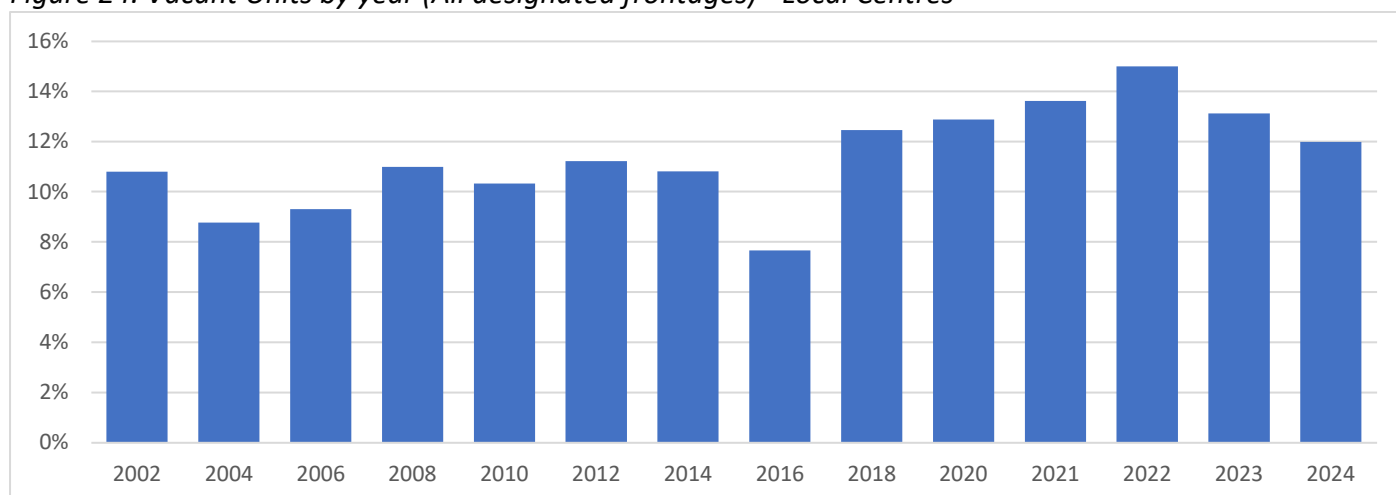


Table 44. Vacant Units by year (Core frontages) - Local Centres

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 126 | 126 | 125 | 104 | 105 | 104 | 99 | 103 | 103 | 115 | 115 | 111 |
| Vacant Units | 9 | 12 | 13 | 11 | 5 | 12 | 11 | 15 | 17 | 15 | 17 | 12 |
| Vacancy Rate | 7% | 10% | 10% | 11% | 5% | 12% | 11% | 15% | 17% | 13% | 15% | 11% |

Table 41. Vacant Units by year (Secondary frontages) - Local Centres

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 136 | 142 | 141 | 159 | 163 | 163 | 153 | 161 | 161 | 167 | 168 | 156 |
| Vacant Units | 18 | 14 | 16 | 19 | 10 | 21 | 25 | 22 | 24 | 21 | 18 | 19 |
| Vacancy Rate | 13% | 10% | 11% | 12% | 6% | 13% | 16% | 14% | 15% | 13% | 11% | 12% |

Table 42. Vacant Units by year (Other frontages) - Local Centres

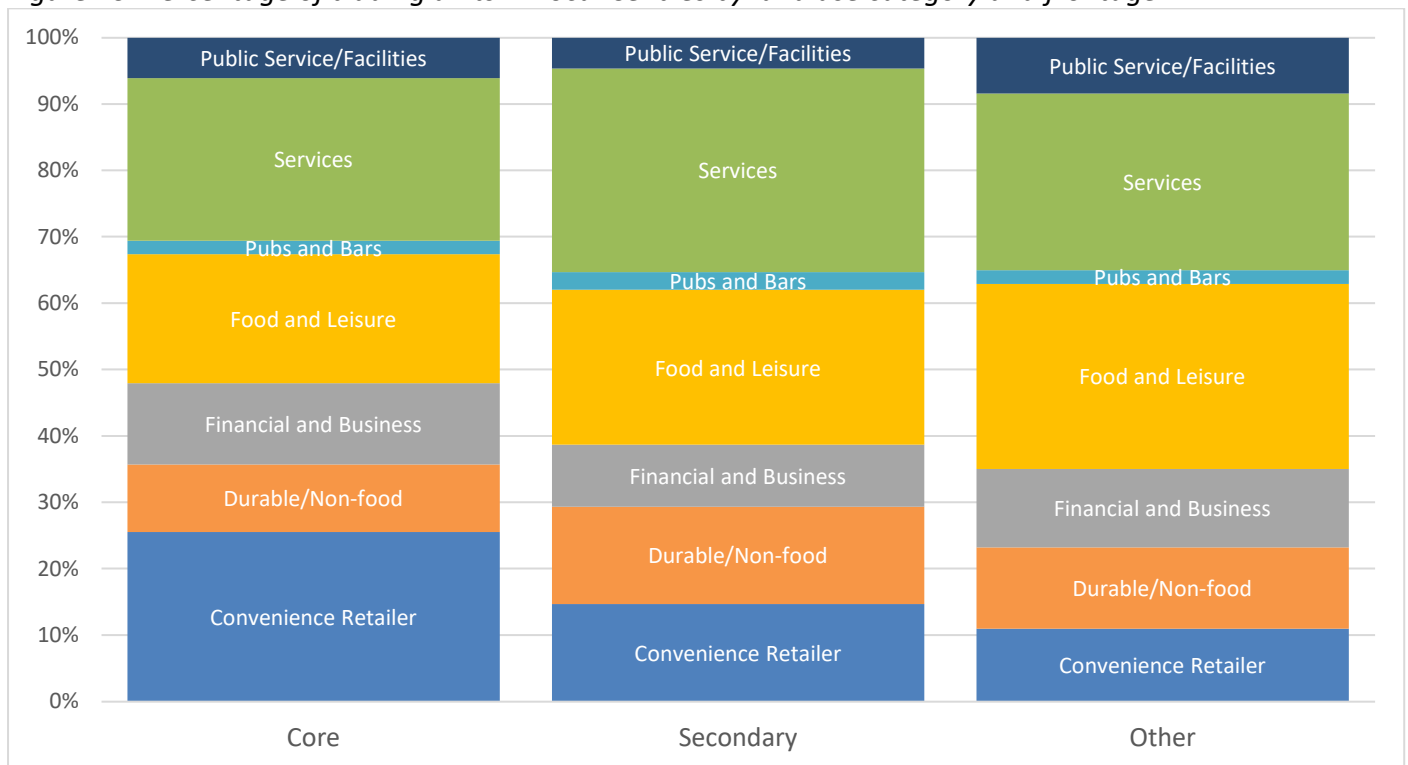
| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 293 | 294 | 287 | 283 | 293 | 295 | 276 | 294 | 294 | 267 | 268 | 287 |
| Vacant Units | 34 | 32 | 33 | 29 | 28 | 37 | 32 | 39 | 43 | 36 | 31 | 33 |
| Vacancy Rate | 12% | 11% | 11% | 10% | 10% | 13% | 12% | 13% | 15% | 13% | 12% | 12% |

31. Local Centres – Land Use Categories by Frontage

Table 43. Percentage of trading units in Local Centres by land use category and frontage

| Frontage | Convenience Retailer | Durable/Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/Facilities |
|--------------|----------------------|------------------|------------------------|------------------|---------------|------------|---------------------------|
| Core | 26% | 10% | 12% | 19% | 2% | 24% | 6% |
| Secondary | 15% | 15% | 9% | 23% | 3% | 31% | 5% |
| Other | 11% | 12% | 12% | 28% | 2% | 27% | 8% |
| Total | 15% | 13% | 11% | 25% | 2% | 27% | 7% |

Figure 25. Percentage of trading units in Local Centres by land use category and frontage



32. Local Centres – Land Use Categories by Centre

Table 44. Percentage of trading units in Local Centres by land use category

| Local Centre | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Services |
|-------------------|----------------------|-------------------|------------------------|------------------|---------------|------------|-----------------|
| Battersea Park Rd | 11% | 16% | 11% | 23% | 2% | 29% | 8% |
| Bellevue Rd | 12% | 14% | 12% | 30% | 2% | 23% | 7% |
| Clapham South | 22% | 9% | 6% | 25% | 0% | 31% | 6% |
| Earlsfield | 11% | 9% | 14% | 27% | 3% | 31% | 5% |
| Lavender Hill | 9% | 19% | 9% | 26% | 0% | 29% | 7% |
| Mitcham Lane | 19% | 12% | 14% | 16% | 5% | 23% | 12% |
| Roehampton | 25% | 5% | 10% | 25% | 5% | 23% | 8% |
| Southfields | 25% | 11% | 14% | 20% | 2% | 25% | 5% |
| Tooting Bec | 9% | 16% | 7% | 30% | 2% | 30% | 7% |
| Total | 15% | 13% | 11% | 25% | 2% | 27% | 7% |

Figure 26. Percentage of trading units in Local Centres by land use category

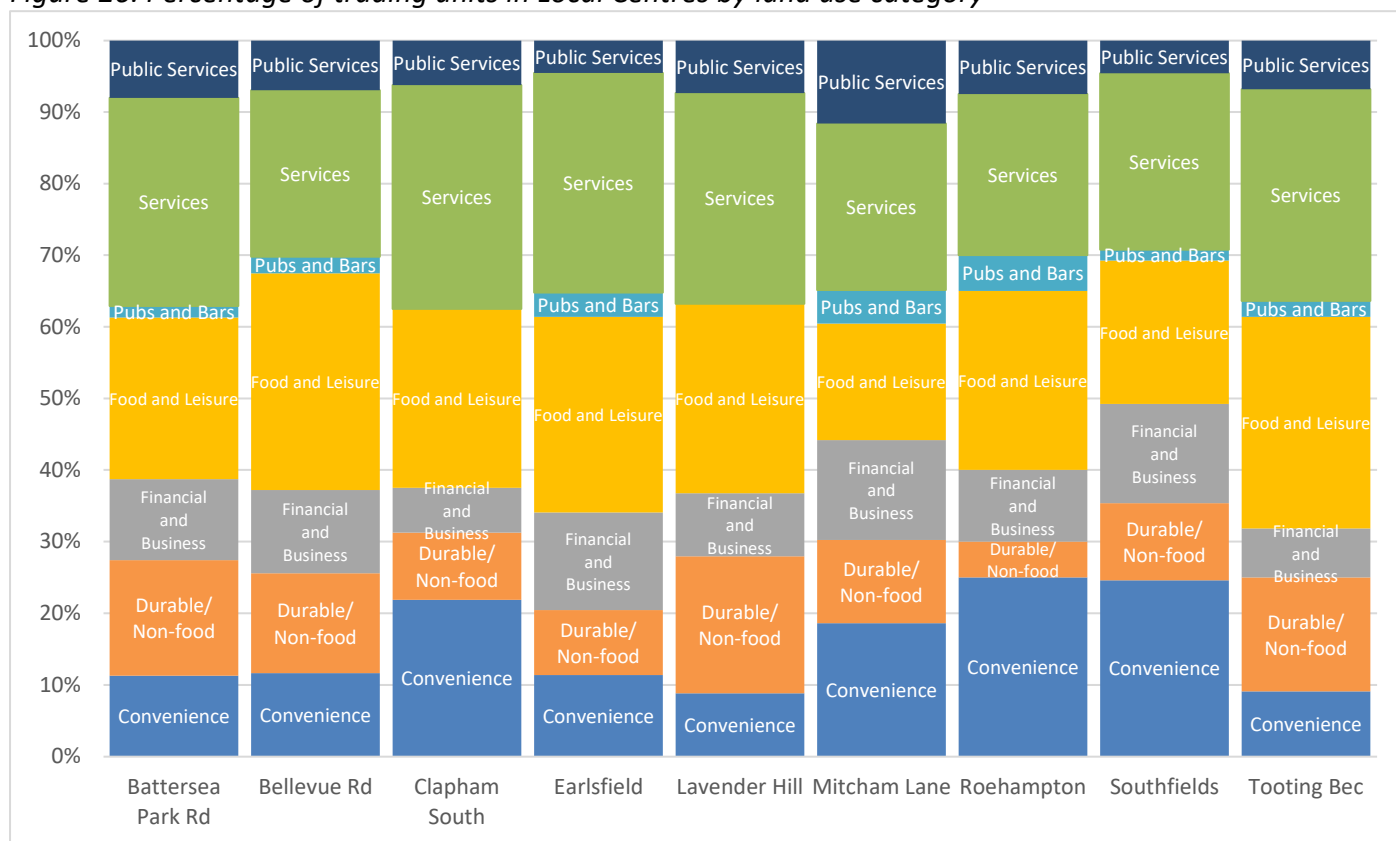


Table 45. Change in Percentage of trading units in Local Centres by land use category – 2024 compared to 2023

| Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|----------------------|-------------------|------------------------|------------------|---------------|----------|----------------------------|
| 0.5% | 0.8% | 1.0% | -0.4% | 0.0% | -1.4% | -0.5% |

33. Battersea Park Road Local Centre

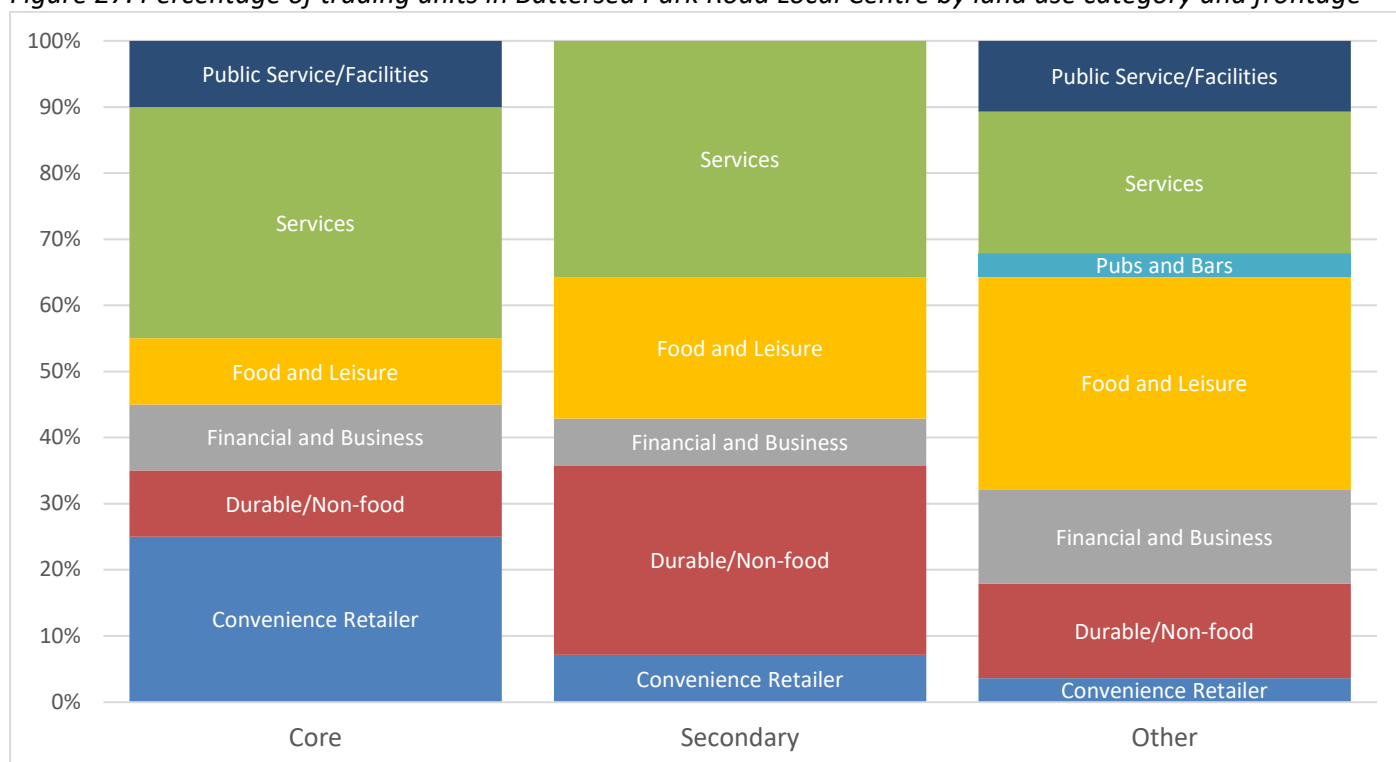
Table 46. Vacant Units by year (All designated frontages) - Battersea Park Road Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 68 | 68 | 67 | 64 | 67 | 67 | 68 | 68 | 68 | 65 | 65 | 67 |
| Vacant Units | 10 | 8 | 8 | 4 | 4 | 3 | 6 | 4 | 5 | 3 | 3 | 5 |
| Vacancy Rate | 15% | 12% | 12% | 6% | 6% | 4% | 9% | 6% | 7% | 5% | 5% | 8% |

Table 47. Percentage of trading units in Battersea Park Road Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 25% | 10% | 10% | 10% | 0% | 35% | 10% |
| Secondary | 7% | 29% | 7% | 21% | 0% | 36% | 0% |
| Other | 4% | 14% | 14% | 32% | 4% | 21% | 11% |
| Total | 11% | 16% | 11% | 23% | 2% | 29% | 8% |

Figure 27. Percentage of trading units in Battersea Park Road Local Centre by land use category and frontage



34. Bellevue Road Local Centre

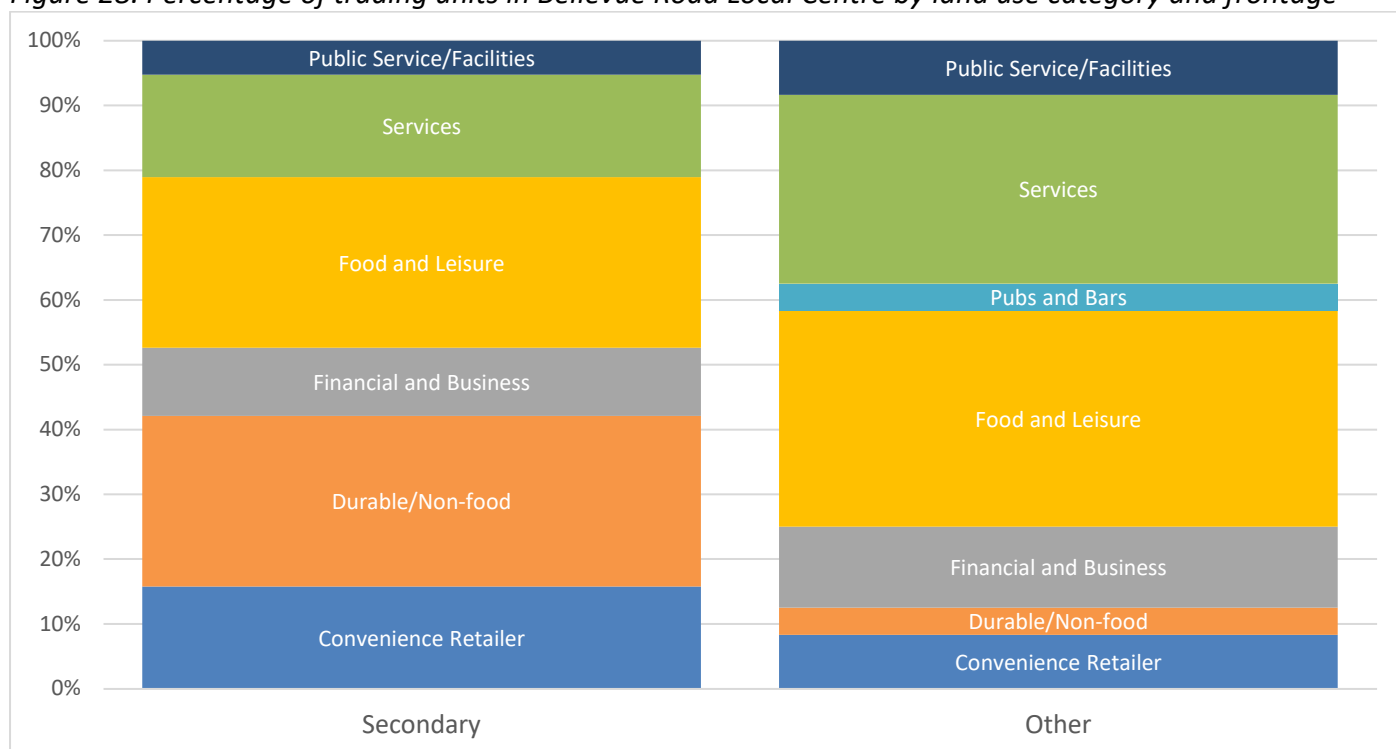
Table 48. Vacant Units by year (All designated frontages) - Bellevue Road Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 50 | 51 | 49 | 47 | 48 | 48 | 48 | 48 | 48 | 45 | 45 | 48 |
| Vacant Units | 1 | 2 | 5 | 3 | 1 | 4 | 6 | 2 | 0 | 2 | 2 | 3 |
| Vacancy Rate | 2% | 4% | 10% | 6% | 2% | 8% | 13% | 4% | 0% | 4% | 4% | 5% |

Table 49. Percentage of trading units in Bellevue Road Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Secondary | 16% | 26% | 11% | 26% | 0% | 16% | 5% |
| Other | 8% | 4% | 13% | 33% | 4% | 29% | 8% |
| Total | 12% | 14% | 12% | 30% | 2% | 23% | 7% |

Figure 28. Percentage of trading units in Bellevue Road Local Centre by land use category and frontage



35. Clapham South Local Centre

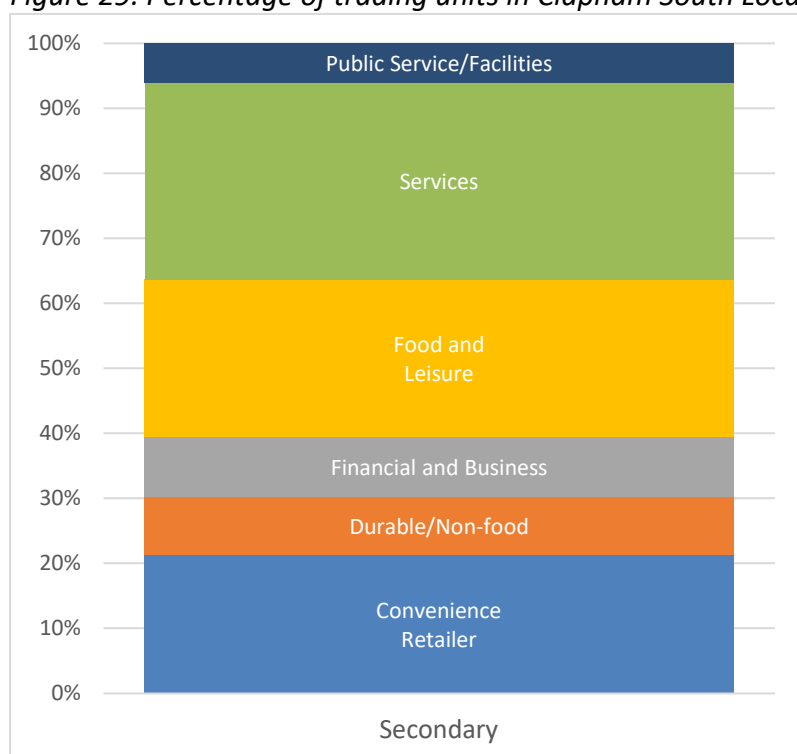
Table 50. Vacant Units by year (All designated frontages) - Clapham South Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 31 | 36 | 35 | 35 | 36 | 37 | 37 | 36 | 36 | 36 | 36 | 36 |
| Vacant Units | 2 | 5 | 3 | 2 | 1 | 4 | 6 | 3 | 3 | 3 | 4 | 3 |
| Vacancy Rate | 6% | 14% | 9% | 6% | 3% | 11% | 16% | 8% | 8% | 8% | 11% | 9% |

Table 51. Percentage of trading units in Clapham South Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/Non-food | Financial and Business | Food and Leisure | Services | Public Service/Facilities |
|-----------|----------------------|------------------|------------------------|------------------|----------|---------------------------|
| Secondary | 22% | 9% | 6% | 25% | 31% | 6% |

Figure 29. Percentage of trading units in Clapham South Local Centre by land use category and frontage



36. Earlsfield Local Centre

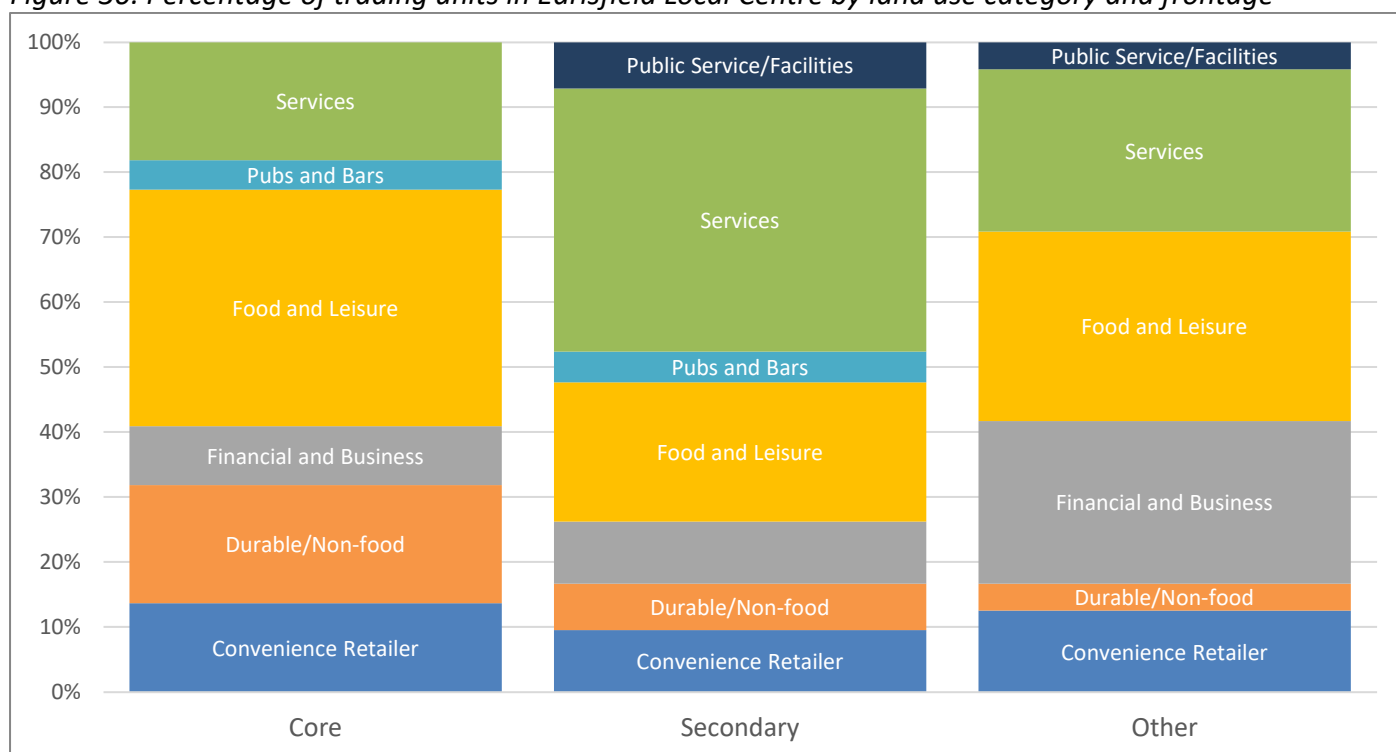
Table 52. Vacant Units by year (All designated frontages) - Earlsfield Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 91 | 92 | 92 | 93 | 95 | 94 | 94 | 93 | 93 | 94 | 94 | 93 |
| Vacant Units | 3 | 3 | 4 | 2 | 6 | 6 | 6 | 8 | 9 | 4 | 6 | 5 |
| Vacancy Rate | 3% | 3% | 4% | 2% | 6% | 6% | 6% | 9% | 10% | 4% | 6% | 6% |

Table 53. Percentage of trading units in Earlsfield Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 14% | 18% | 9% | 36% | 5% | 18% | 0% |
| Secondary | 10% | 7% | 10% | 21% | 5% | 40% | 7% |
| Other | 13% | 4% | 25% | 29% | 0% | 25% | 4% |
| Total | 11% | 9% | 14% | 27% | 3% | 31% | 5% |

Figure 30. Percentage of trading units in Earlsfield Local Centre by land use category and frontage



37. Lavender Hill/Queenstown Road Local Centre

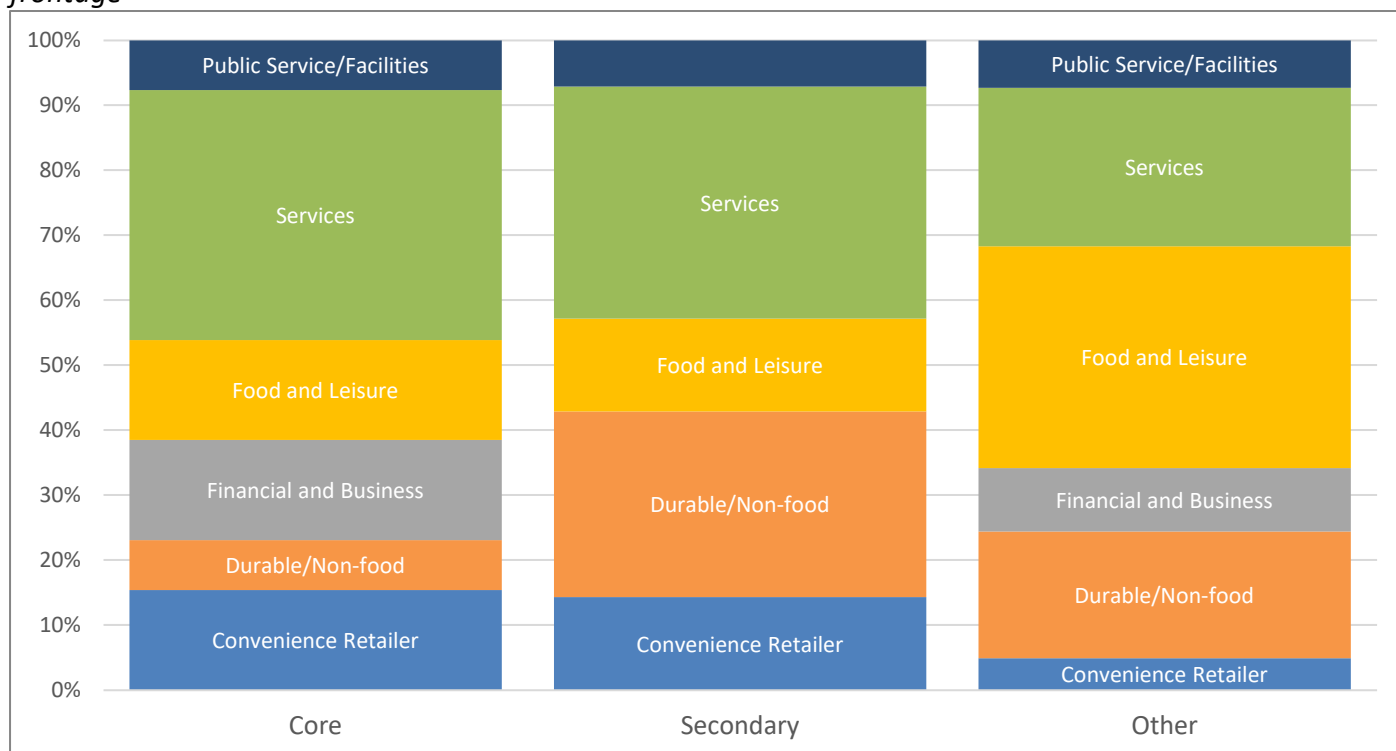
Table 54. Vacant Units by year (All designated frontages) - Lavender Hill/Queenstown Road Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 73 | 73 | 73 | 72 | 74 | 74 | 74 | 74 | 75 | 75 | 75 | 74 |
| Vacant Units | 13 | 11 | 13 | 20 | 11 | 20 | 6 | 12 | 12 | 12 | 7 | 12 |
| Vacancy Rate | 18% | 15% | 18% | 28% | 15% | 27% | 8% | 16% | 16% | 16% | 9% | 17% |

Table 55. Percentage of trading units in Lavender Hill/Queenstown Road by land use category and frontage

| Frontage | Convenience Retailer | Durable/Non-food | Financial and Business | Food and Leisure | Services | Public Service/Facilities |
|--------------|----------------------|------------------|------------------------|------------------|------------|---------------------------|
| Core | 15% | 8% | 15% | 15% | 38% | 8% |
| Secondary | 14% | 29% | 0% | 14% | 36% | 7% |
| Other | 5% | 20% | 10% | 34% | 24% | 7% |
| Total | 9% | 19% | 9% | 26% | 29% | 7% |

Figure 31. Percentage of trading units in Lavender Hill/Queenstown Road by land use category and frontage



38. Mitcham Lane Local Centre

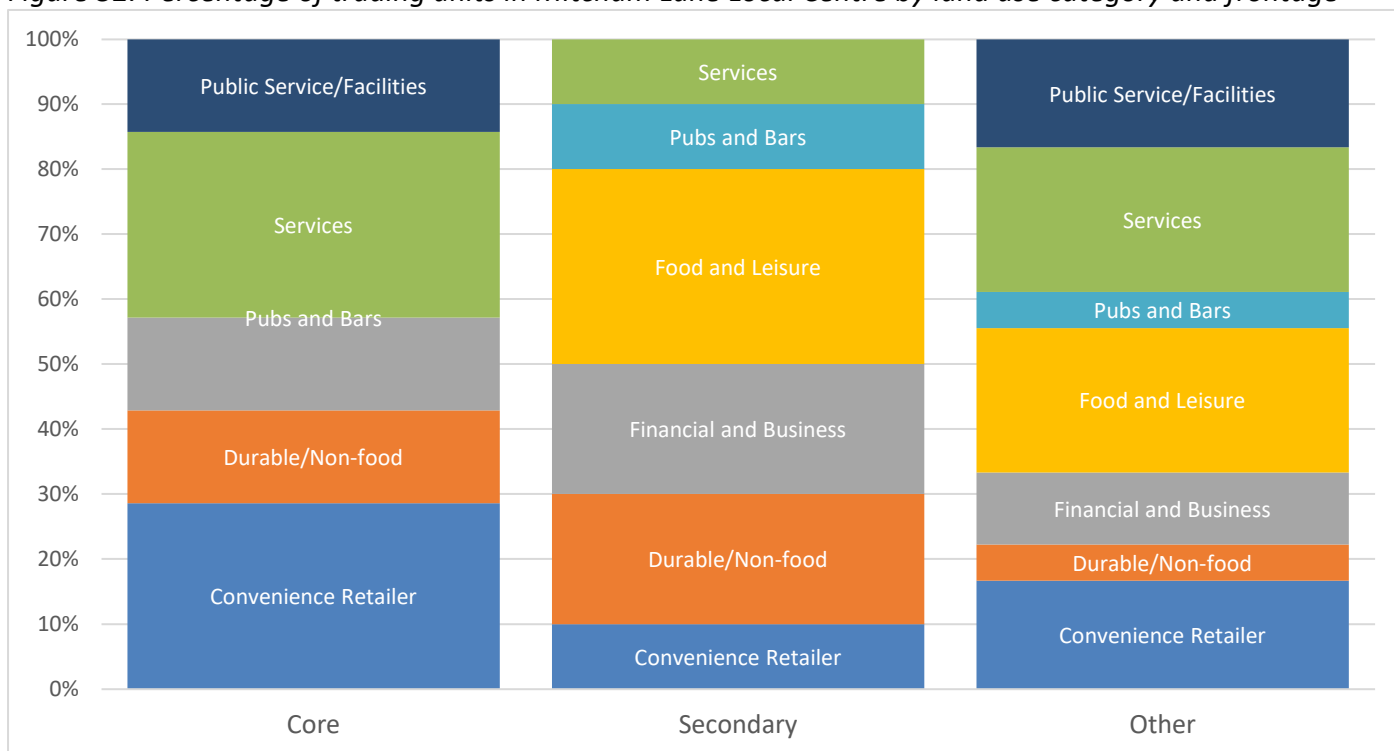
Table 56. Vacant Units by year (All designated frontages) - Mitcham Lane Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 63 | 63 | 62 | 63 | 65 | 65 | 65 | 65 | 65 | 63 | 64 | 64 |
| Vacant Units | 13 | 10 | 9 | 18 | 8 | 14 | 16 | 17 | 22 | 21 | 21 | 15 |
| Vacancy Rate | 21% | 16% | 15% | 29% | 12% | 22% | 25% | 26% | 34% | 33% | 33% | 24% |

Table 57. Percentage of trading units in Mitcham Lane Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 29% | 14% | 14% | 0% | 0% | 29% | 14% |
| Secondary | 10% | 20% | 20% | 30% | 10% | 10% | 0% |
| Other | 16% | 5% | 11% | 21% | 5% | 26% | 16% |
| Total | 19% | 12% | 14% | 16% | 5% | 23% | 12% |

Figure 32. Percentage of trading units in Mitcham Lane Local Centre by land use category and frontage



39. Roehampton Local Centre

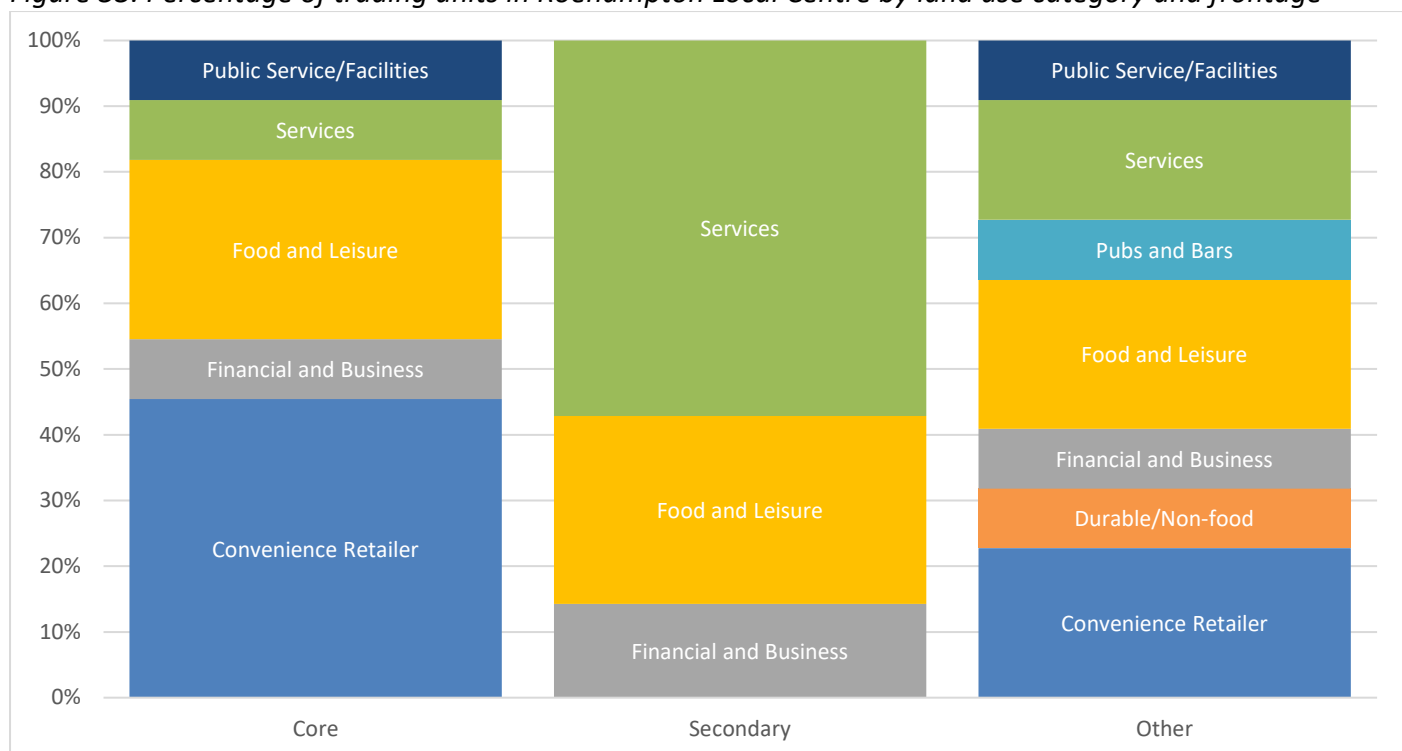
Table 58. Vacant Units by year (All designated frontages) - Roehampton Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|--------------|------|------|------|------|---------|
| Total Units | 49 | 49 | 49 | 48 | 49 | 50 | Not Surveyed | 47 | 47 | 46 | 46 | 48 |
| Vacant Units | 9 | 8 | 8 | 4 | 5 | 6 | | 10 | 10 | 6 | 6 | 7 |
| Vacancy Rate | 18% | 16% | 16% | 8% | 10% | 12% | | 21% | 21% | 13% | 13% | 15% |

Table 59. Percentage of trading units in Roehampton Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 45% | 0% | 9% | 27% | 0% | 9% | 9% |
| Secondary | 0% | 0% | 14% | 29% | 0% | 57% | 0% |
| Other | 23% | 9% | 9% | 23% | 9% | 18% | 9% |
| Total | 25% | 5% | 10% | 25% | 5% | 23% | 8% |

Figure 33. Percentage of trading units in Roehampton Local Centre by land use category and frontage



40. Southfields Local Centre

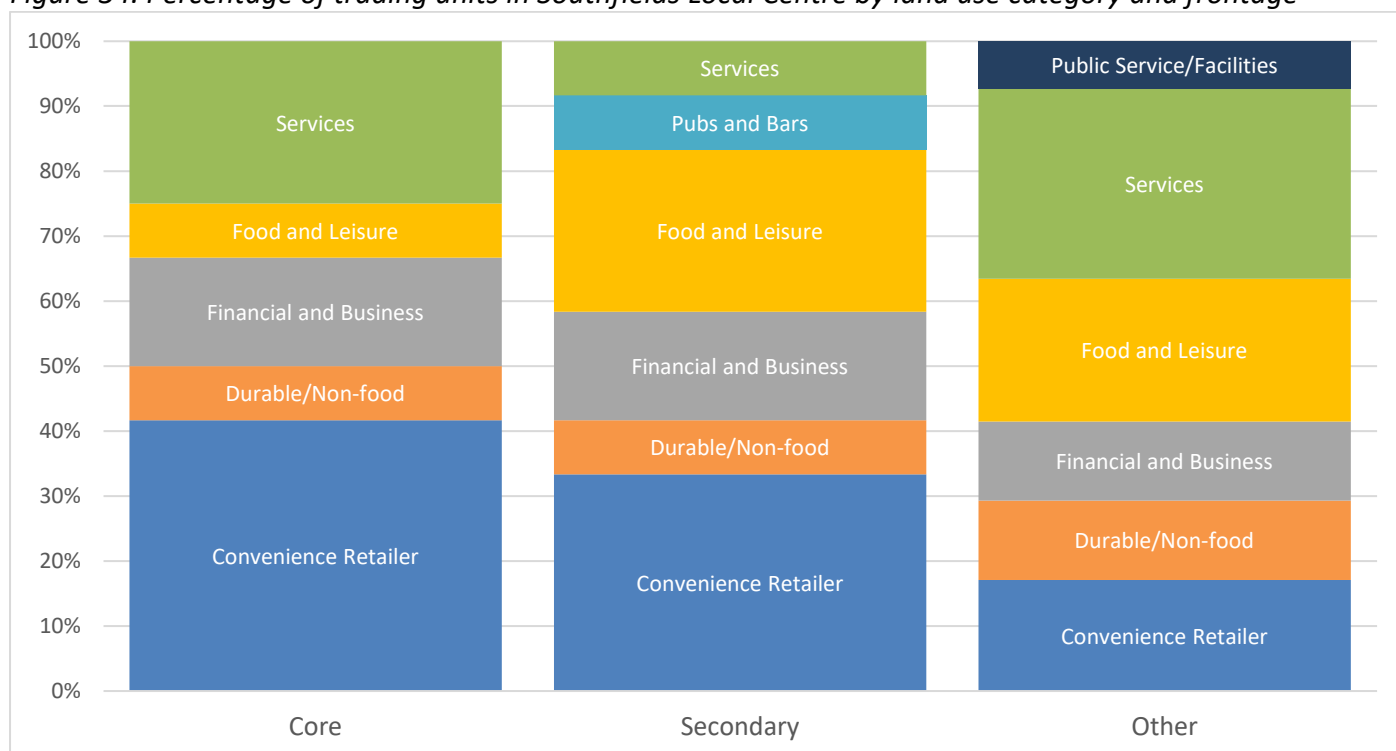
Table 60. Vacant Units by year (All designated frontages) - Southfields Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 75 | 75 | 71 | 69 | 71 | 70 | 70 | 71 | 71 | 70 | 71 | 71 |
| Vacant Units | 4 | 5 | 8 | 3 | 3 | 5 | 9 | 7 | 12 | 8 | 6 | 6 |
| Vacancy Rate | 5% | 7% | 11% | 4% | 4% | 7% | 13% | 10% | 17% | 11% | 8% | 9% |

Table 61. Percentage of trading units in Southfields Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 42% | 8% | 17% | 8% | 0% | 25% | 0% |
| Secondary | 33% | 8% | 17% | 25% | 8% | 8% | 0% |
| Other | 17% | 12% | 12% | 22% | 0% | 29% | 7% |
| Total | 25% | 11% | 14% | 20% | 2% | 25% | 5% |

Figure 34. Percentage of trading units in Southfields Local Centre by land use category and frontage



41. Tooting Bec Local Centre

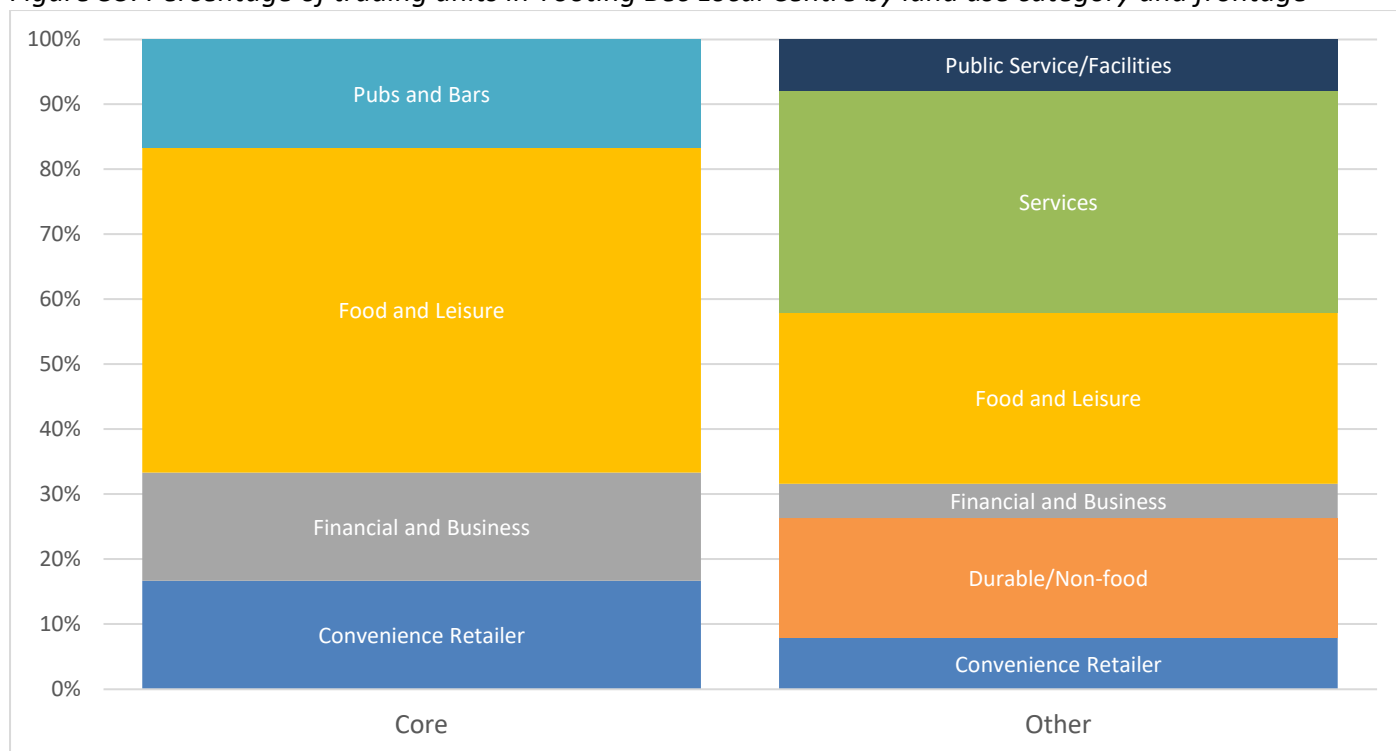
Table 62. Vacant Units by year (All designated frontages) - Tooting Bec Local Centre

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 55 | 55 | 55 | 55 | 56 | 56 | 56 | 56 | 55 | 55 | 55 | 55 |
| Vacant Units | 6 | 6 | 5 | 3 | 4 | 7 | 12 | 13 | 11 | 13 | 11 | 8 |
| Vacancy Rate | 11% | 11% | 9% | 5% | 7% | 13% | 21% | 23% | 20% | 24% | 20% | 15% |

Table 63. Percentage of trading units in Tooting Bec Local Centre by land use category and frontage

| Frontage | Convenience Retailer | Durable/ Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/ Facilities |
|--------------|----------------------|-------------------|------------------------|------------------|---------------|------------|----------------------------|
| Core | 17% | 0% | 17% | 50% | 17% | 0% | 0% |
| Other | 8% | 18% | 5% | 26% | 0% | 34% | 8% |
| Total | 9% | 16% | 7% | 30% | 2% | 30% | 7% |

Figure 35. Percentage of trading units in Tooting Bec Local Centre by land use category and frontage



42. Important Local Parades - Vacant Units by year

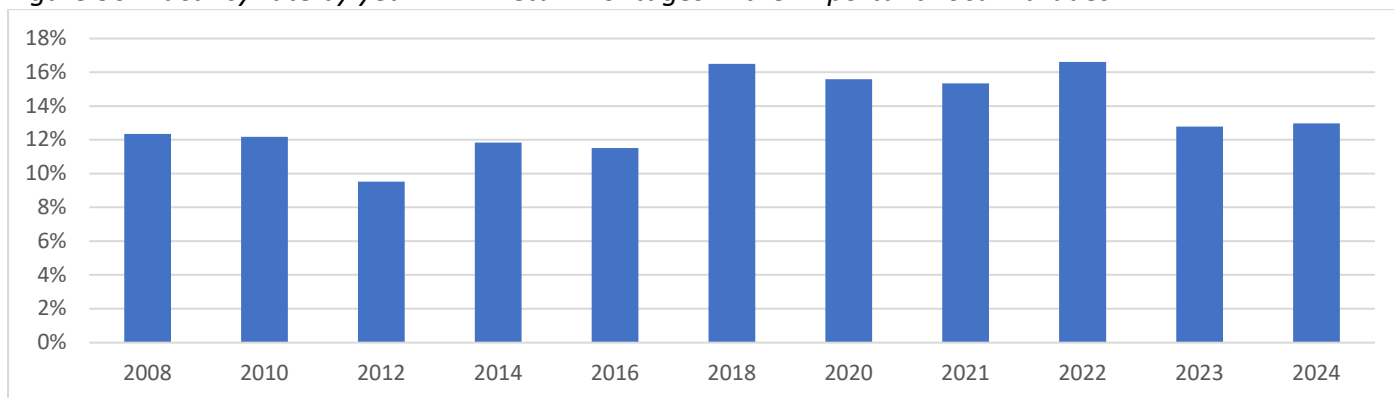
The vacancy rate in Important Local Parades has remained the same as in 2023 at 13% which is the average vacancy rate over the period from 2008 to 2024.

Table 64. Vacant Units by year in All Retail Frontages in the Important Local Parades

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020* | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-------|------|------|------|------|---------|
| Total Units | 308 | 304 | 305 | 321 | 304 | 303 | 186 | 300 | 301 | 368 | 370 | 309 |
| Vacant Units | 38 | 37 | 29 | 38 | 35 | 50 | 29 | 46 | 50 | 47 | 48 | 40 |
| Vacancy Rate | 12% | 12% | 10% | 12% | 12% | 17% | 16% | 15% | 17% | 13% | 13% | 13% |

*Around a third of Local Parades were not surveyed in 2020

Figure 36. Vacancy rate by year in All Retail Frontages in the Important Local Parades

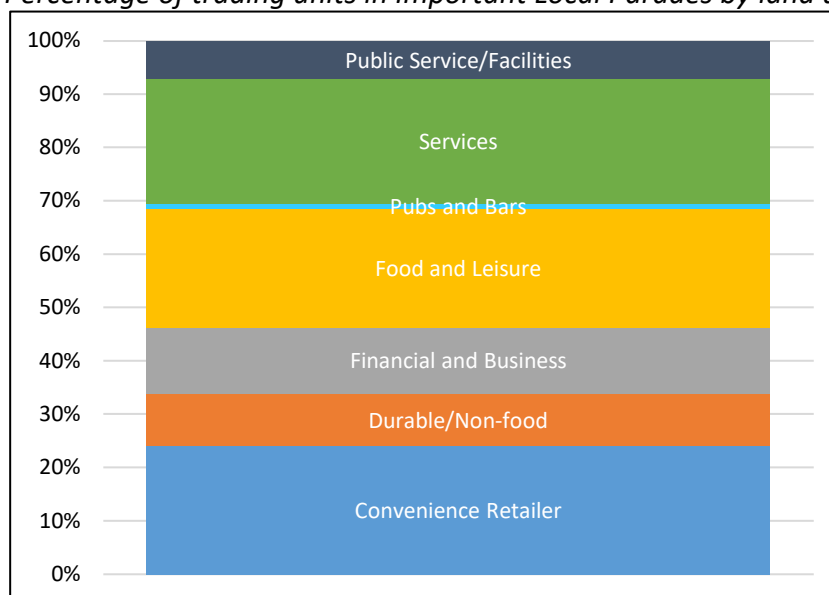


43. Important Local Parades – Land Use Categories

Table 65. Percentage of trading units in the Important Local Parades by land use category

| Convenience Retailer | Durable/Non-food | Financial and Business | Food and Leisure | Pubs and Bars | Services | Public Service/Facilities |
|----------------------|------------------|------------------------|------------------|---------------|------------|---------------------------|
| 20% | 12% | 11% | 23% | 2% | 23% | 8% |

Figure 37. Percentage of trading units in Important Local Parades by land use category



Important Local Parades**Vacant Units by year****ILP (a) - Battersea Bridge Road***152-168 Battersea Bridge Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 7 | 7 | 7 | 7 | 6 |
| Vacant Units | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 2 | 1 | 1 | 1 | 1 |
| Vacancy Rate | 0% | 0% | 0% | 0% | 0% | 17% | 33% | 29% | 14% | 14% | 14% | 11% |

ILP (b) - Battersea High Street*141-185 Battersea High Street*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 18 | 18 | 19 |
| Vacant Units | 5 | 3 | 3 | 4 | 1 | 4 | 5 | 9 | 7 | 4 | 4 | 5 |
| Vacancy Rate | 26% | 16% | 16% | 21% | 5% | 21% | 26% | 47% | 37% | 22% | 22% | 24% |

ILP (c) - Battersea Park Road*275-305 Battersea Park Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 13 | 13 | 13 | 13 | 14 | 14 | 14 | 14 | 14 | 12 | 12 | 13 |
| Vacant Units | 3 | 2 | 2 | 7 | 2 | 5 | 3 | 2 | 4 | 0 | 0 | 3 |
| Vacancy Rate | 23% | 15% | 15% | 54% | 14% | 36% | 21% | 14% | 29% | 0% | 0% | 19% |

ILP (d) - Battersea Square*10-31 Battersea Square & 140 Westbridge Road*

| | 2023 | 2024 |
|--------------|------|------|
| Total Units | 11 | 11 |
| Vacant Units | 1 | 1 |
| Vacancy Rate | 9% | 9% |

ILP (e) - Beaumont Road*129-139 Beaumont Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 1 | 2 | 2 | 2 | 5 |
| Vacant Units | 0 | 1 | 2 | 2 | 7 | 7 | 7 | 0 | 1 | 1 | 1 | 3 |
| Vacancy Rate | 0% | 14% | 29% | 29% | 100% | 100% | 100% | 0% | 50% | 50% | 50% | 48% |

ILP (f) - Blandfield Road*2-14 Blandfield Road/55-61 & 81-95 Nightingale Lane*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 17 | 17 | 18 |
| Vacant Units | 4 | 7 | 3 | 1 | 3 | 3 | 4 | 2 | 1 | 1 | 2 | 3 |
| Vacancy Rate | 22% | 39% | 17% | 6% | 17% | 17% | 22% | 11% | 6% | 6% | 12% | 16% |

ILP (g) - East Hill*47-67 East Hill*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| Vacant Units | 0 | 1 | 1 | 0 | 0 | 2 | 2 | 1 | 2 | 2 | 1 | 1 |
| Vacancy Rate | 0% | 10% | 10% | 0% | 0% | 20% | 20% | 10% | 20% | 20% | 10% | 10% |

ILP (h) - Franciscan Road*135-153 Franciscan Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 8 | 8 | 9 |
| Vacant Units | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 |
| Vacancy Rate | 11% | 11% | 0% | 11% | 0% | 0% | 0% | 0% | 0% | 13% | 13% | 5% |

ILP (i) - 171-227 Garratt Lane*171-227 Garratt Lane*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 29 | 26 | 27 | 29 |
| Vacant Units | 3 | 3 | 2 | 3 | 6 | 4 | 6 | 3 | 7 | 7 | 6 | 5 |
| Vacancy Rate | 10% | 10% | 7% | 10% | 21% | 14% | 21% | 10% | 24% | 27% | 22% | 16% |

ILP (j) - 812-919 Garratt Lane*812-842 & 911-919 Garratt Lane*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Vacant Units | 1 | 0 | 1 | 1 | 0 | 0 | 1 | 3 | 5 | 5 | 5 | 2 |
| Vacancy Rate | 5% | 0% | 5% | 5% | 0% | 0% | 5% | 15% | 25% | 25% | 25% | 9% |

ILP (k) - Inner Park Road*74-88 Inner Park Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average | |
|--------------|------|------|------|------|------|------|-----------------|------|------|------|------|---------|----|
| Total Units | 7 | 7 | 7 | 7 | 7 | 7 | Not Surveyed | 7 | 7 | 7 | 7 | 7 | |
| Vacant Units | 0 | 0 | 0 | 0 | 0 | 2 | | 1 | 1 | 1 | 1 | 1 | 1 |
| Vacancy Rate | 0% | 0% | 0% | 0% | 0% | 29% | | 14% | 14% | 14% | 14% | 14% | 8% |

ILP (l) - Lower Richmond Road*50-94 Lower Richmond Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average | |
|--------------|------|------|------|------|------|------|-----------------|------|------|------|------|---------|-----|
| Total Units | 23 | 23 | 23 | 23 | 23 | 22 | Not Surveyed | 22 | 22 | 21 | 21 | 22 | |
| Vacant Units | 2 | 3 | 2 | 2 | 3 | 2 | | 3 | 3 | 3 | 2 | 2 | 2 |
| Vacancy Rate | 9% | 13% | 9% | 9% | 13% | 9% | | 14% | 14% | 14% | 10% | 10% | 11% |

ILP (m) - Merton Road

169-201 Merton Road

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 16 | 16 | 16 | 16 | 15 | 15 | 15 | 16 | 16 | 16 | 16 | 16 |
| Vacant Units | 1 | 0 | 0 | 0 | 1 | 1 | 3 | 3 | 3 | 3 | 2 | 2 |
| Vacancy Rate | 6% | 0% | 0% | 0% | 7% | 7% | 20% | 19% | 19% | 19% | 13% | 10% |

ILP (n) - Montfort Place

2-12 Montfort Place

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|--------------|------|------|------|------|---------|
| Total Units | 4 | 4 | 4 | 4 | 4 | 4 | Not Surveyed | 4 | 4 | 4 | 4 | 4 |
| Vacant Units | 0 | 0 | 0 | 1 | 1 | 0 | | 0 | 1 | 1 | 1 | 0 |
| Vacancy Rate | 0% | 0% | 0% | 25% | 25% | 0% | | 0% | 25% | 25% | 25% | 25% |

ILP (o) - Moyser Road

58-86 & 91-111 Moyser Road

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average | |
|--------------|------|------|------|------|------|------|--------------|------|------|------|------|---------|----|
| Total Units | 21 | 21 | 21 | 21 | 20 | 20 | Not Surveyed | 20 | 20 | 20 | 21 | 21 | |
| Vacant Units | 3 | 3 | 3 | 2 | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 2 |
| Vacancy Rate | 14% | 14% | 14% | 10% | 5% | 5% | | 5% | 5% | 5% | 5% | 5% | 8% |

ILP (p) - Northcote Road

172-184 & 175-189 Northcote Road/48, 59-63 Broomwood Road

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 13 | 13 | 13 | 13 | 13 | 15 | 15 | 15 | 15 | 16 | 16 | 14 |
| Vacant Units | 2 | 2 | 0 | 1 | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 1 |
| Vacancy Rate | 15% | 15% | 0% | 8% | 8% | 20% | 0% | 0% | 0% | 0% | 6% | 6% |

ILP (q) - Old York Road

328-372 & 499-551 Old York Road

| | 2023 | 2024 |
|--------------|------|------|
| Total Units | 47 | 47 |
| Vacant Units | 2 | 5 |
| Vacancy Rate | 4% | 11% |

ILP (r) - Petersfield Rise

1-11 Petersfield Rise

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|--------------|------|------|------|------|---------|
| Total Units | 4 | 4 | 4 | 4 | 4 | 4 | Not Surveyed | 4 | 4 | 4 | 4 | 4 |
| Vacant Units | 1 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | 0 |
| Vacancy Rate | 25% | 0% | 0% | 0% | 0% | 0% | | 0% | 0% | 0% | 0% | 0% |

ILP (s) - Portswood Place*1-7 Portswood Place*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-----------------|------|------|------|------|---------|
| Total Units | 6 | 6 | 6 | 6 | 6 | 6 | Not Surveyed | 6 | 6 | 6 | 6 | 6 |
| Vacant Units | 0 | 1 | 1 | 1 | 1 | 1 | | 2 | 1 | 1 | 1 | 1 |
| Vacancy Rate | 0% | 17% | 17% | 17% | 17% | 17% | | 33% | 17% | 17% | 17% | 17% |

ILP (t) - Rockingham Close*1-6 Rockingham Close*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 4 | 4 | 4 | 4 | 4 |
| Vacant Units | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacancy Rate | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

ILP (u) - Tildesley Road*323-409 Tildesley Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-----------------|------|------|------|------|---------|
| Total Units | 20 | 20 | 20 | 20 | 20 | 20 | Not Surveyed | 20 | 20 | 20 | 20 | 20 |
| Vacant Units | 7 | 5 | 8 | 8 | 6 | 12 | | 13 | 11 | 9 | 8 | 9 |
| Vacancy Rate | 35% | 25% | 40% | 40% | 30% | 60% | | 65% | 55% | 45% | 40% | 43% |

ILP (v) - St Johns Hill*115-141 St Johns Hill*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 17 | 17 | 17 | 17 | 17 | 17 | 16 | 17 | 17 | 17 | 17 | 17 |
| Vacant Units | 1 | 4 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| Vacancy Rate | 6% | 24% | 0% | 6% | 6% | 0% | 0% | 0% | 6% | 6% | 6% | 4% |

ILP (w) - Trinity Road*314-324 Trinity Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|------|------|------|------|------|---------|
| Total Units | 6 | 6 | 6 | 6 | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 6 |
| Vacant Units | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacancy Rate | 0% | 17% | 0% | 0% | 0% | 20% | 0% | 0% | 0% | 0% | 0% | 3% |

ILP (x) - 271-299 Upper Richmond Road*271-299 Upper Richmond Road*

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average |
|--------------|------|------|------|------|------|------|-----------------|------|------|------|------|---------|
| Total Units | 11 | 11 | 12 | 12 | 12 | 12 | Not Surveyed | 12 | 12 | 11 | 11 | 12 |
| Vacant Units | 0 | 0 | 1 | 1 | 1 | 1 | | 1 | 0 | 0 | 0 | 0 |
| Vacancy Rate | 0% | 0% | 8% | 8% | 8% | 8% | | 8% | 0% | 0% | 0% | 0% |

ILP (y) - 349-393 Upper Richmond Road

349-393 Upper Richmond Road

| | 2008 | 2010 | 2012 | 2014 | 2016 | 2018 | 2020 | 2021 | 2022 | 2023 | 2024 | Average | |
|--------------|------|------|------|------|------|------|-----------------|------|------|------|------|---------|----|
| Total Units | 11 | 11 | 12 | 12 | 12 | 12 | Not Surveyed | 12 | 12 | 11 | 21 | 21 | |
| Vacant Units | 0 | 0 | 1 | 1 | 1 | 1 | | 1 | 0 | 0 | 0 | 0 | 0 |
| Vacancy Rate | 0% | 0% | 8% | 8% | 8% | 8% | | 8% | 0% | 0% | 0% | 0% | 1% |

ILP (z) - Webbs Road

30-56 & 65-71 Webb's Road / 1-2 Ashness Road / 1 Burland Road

| | 2023 | 2024 |
|--------------|------|------|
| Total Units | 18 | 18 |
| Vacant Units | 1 | 2 |
| Vacancy Rate | 6% | 11% |

44. Appendix 1

Convenience Retailer

| | | |
|---|---|--|
| Baker & Confectioner Butcher Chemist Convenience Store Cosmetics & Beauty Products Shop Delicatessen | Fishmonger Florist Greengrocer Mini Supermarket Newsagent | Off Licence Pet Shop Post Office Sandwich Shop Supermarket |
|---|---|--|

Durable/Non-food

| | | |
|--|--|--|
| Bookseller Card Carpet Carpets & Flooring Charity Children's & Infants' Wear Clothes Clothes, Crafts, Glass & Gifts | Cosmetics & Beauty Products Department Store Discount Store DIY & Home Improvement Footwear Furniture Haberdashery Homeware | Jewellery, Watches & Silver Ladies' Wear & Accessories Mobile Phone Phone / Vape Sports, Camping & Leisure Goods Stationer Telephones & Accessories Toys, Games & Hobbies |
|--|--|--|

Food and Leisure

| | | |
|---|--|---|
| Bakery/Café Bar and Restaurant Café | Fast Food & Take Away Restaurant Sushi Bar | Take Away/Restaurant Wine Bar/Restaurant |
|---|--|---|

Services

| | | |
|--|---|---|
| Amusement Arcade Barber Beauty Salon Computer Repair Shop Cosmetics & Beauty Products Shop Courier Services Dry Cleaner & Launderette Electrical Repairs Funeral Director Glazier | Hair and Beauty Salon Hairdresser Health Clinic Insurance Services Internet Café Launderette Nail Salon Opticians Pet Grooming Phone Repairs Photo Processing | Photography Studio Picture Framing Shop Post Office Print Shop Shoe Repairs & Key Cutting Tailor Tanning Salon Tattoo Parlour Taxi Hire Travel Agent Undertaker |
|--|---|---|

Financial and Business

| | |
|---|-------------------------------------|
| Accountant Bank & Building Society Betting Shop | Estate Agent Office Solicitor |
|---|-------------------------------------|

Public Service/Facilities

| | | |
|---|--|--|
| Chiroprapist Cinema Dentist Doctor's Surgery Education Centre | Gymnasium Health Clinic Library Medical Clinic Osteopath | Physiotherapist Place of Worship School Sports & Leisure Facilities Veterinary Practice Yoga Studio |
|---|--|--|