

## Report of the Chief Executive

**UPDATE ON OCCUPANCY RATES OF TOWN CENTRES, MAIN EMPLOYMENT SITES AND ANNUAL FOOTFALL DATA.**1. Purpose of report

To update members on the occupancy rates of key employment sites, including Beeston, Eastwood, Kimberley and Stapleford Town Centres. Where available, footfall data is also provided in the respective town centre update.

2. Background

It was previously agreed at the January 2018 meeting that the Economic Regeneration Team would report bi-annually on the Borough's main employment sites. Since then several site visits have taken place, with the most recent visits occurring between late July and early August 2019.

The monitoring of industrial sites will continue on a quarterly basis and town centres monthly. This regular monitoring activity allows the Council to further maintain its business start-up support offer and wider inward investment function, with the ability to provide up to date property information to businesses of all sectors, looking to invest, expand or completely relocate to our Borough.

Footfall data is currently available for Beeston and Stapleford only. More data on Eastwood and Kimberley will become available following the installation of the planned public Wi-Fi networks.

The results of these investigations are included at the appendix.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

## APPENDIX

**Main sites in the Borough for employment**

In addition to the four main town centres, the 40 sites that are visited as part of our employment site monitoring are:

|                                  |                                  |
|----------------------------------|----------------------------------|
| Eldon Road - Attenborough        | Robinettes Lane - Cossall        |
| Gin Close Way - Awsworth         | Engine Lane - Eastwood           |
| Barrydale Avenue - Beeston       | Farrington Way - Eastwood        |
| Beeston Business Park – Beeston  | Mushroom Farm - Eastwood         |
| Boulevard Ind Park – Beeston     | Newmaleys Road - Eastwood        |
| Evelyn Street - Beeston          | Birch Park - Giltbrook           |
| Lilac Grove – Beeston            | Giltbrook Industrial Estate      |
| Lower Regent/King St – Beeston   | Giltbrook Retail Park            |
| Medicity Boots - Beeston         | Amber Trading Estate – Kimberley |
| Nether Street – Beeston          | Home Farm - Nuthall              |
| The Poplars - Beeston            | Phoenix Park – Nuthall           |
| Balloon Woods Ind Est - Bramcote | Bessell Lane – Stapleford        |
| Sidings Lane – Bramcote          | Hickings Lane - Stapleford       |
| Bye Pass Road - Chilwell         | New Road Ind Est - Stapleford    |
| Chetwynd Business Park- Chilwell | Pasture Road - Stapleford        |
| Chilwell Meadows - Chilwell      | Wellington Street - Stapleford   |
| Chilwell Retail Park - Chilwell  | Strelley Hall, Strelley          |
| Holly Lane - Chilwell            | Eagle Mill - Trowell             |
| Nottingham Road - Chilwell       | Trowell Ind Est - Trowell        |
| Cossall Ind Est – Cossall        | Main Road - Watnall              |

The current response rate to our general business survey stands at 35% of all businesses visited. Officers will continue to visit these sites quarterly and persevere with the non-respondents in order to try and improve on this figure overtime and obtain updated details from new tenants.

**Current occupancy and footfall data****Town Centres**

The latest national occupancy benchmark sits at 89.7%. This is measured once per quarter by Springboard and was released in August 2019, in conjunction with the British Retail Consortium. All local data is based on town centre occupancy checks undertaken on 16 July 2019. The average town centre occupancy in Broxtowe is 89.5%, slightly below national average.

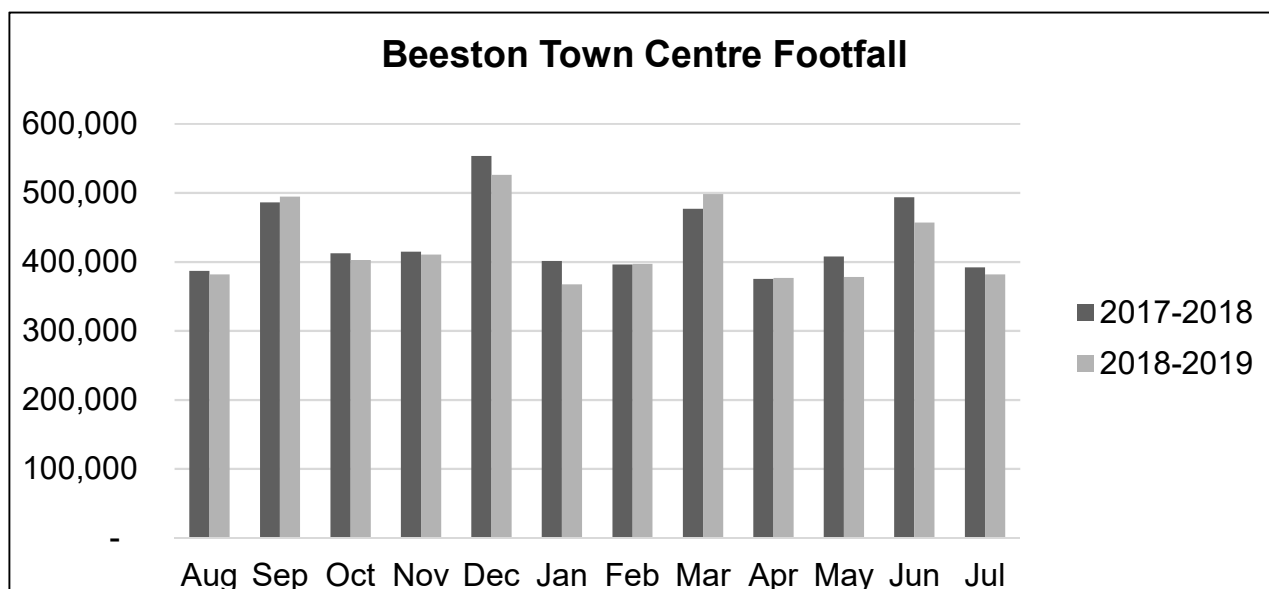
**Beeston** has an occupancy rate of 94.1%. When taking account of all the current vacant units in Beeston, only 4 are located within prime frontage areas. Beeston's annual footfall between August 2017-July 2018 and August 2018-July 2019, was 5,196,453 and 5,070,802 respectively. A chart showing the monthly breakdown is available further in this report.

The table below provides an overview of the vacant ground floor units and any progress notes.

| Address          | Former Use                      | Progress Notes  | Info Obtained from       |
|------------------|---------------------------------|---|--------------------------|
| 18 Wollaton Road | Time for Tea                    | <p>Property is currently under the instruction of agents CP Walker and has been vacant for 20 months to date. Advised by agent that a let was virtually at completion and preparatory works by the landlord were finished. Expected that the tenant will take occupation, to undertake specific fit out works from the end of August 2019.</p> <p>Property not located within prime frontage area.</p>  | Site visit, Agent update |
| 61 Wollaton Road | Table 8                         | <p>Vacant since February 2019. Some removal of internal furniture and equipment from previous user observed. No further progress to report.</p> <p>Property not located within prime frontage area.</p>   | Site visit               |
| 3 Villa Street   | Bob Howson Garage Services      | <p>Application to construct 15 flats and 2 maisonettes, following demolition of existing building (this includes the neighbouring gym, converted from snooker hall) was granted conditional permission in July 2019.</p> <p>Ref 18/00422/FUL.</p> <p>The neighbouring gym have since found alternative premises to operate from in Beeston and it is anticipated works to begin demolition will begin shortly after the gym vacates in late August.</p> <p>Property not located on prime frontage area.</p> | Site visit               |
| 21 Villa Street  | Lifestyle Bedrooms and Kitchens | <p>This property is under the instruction of FHP and has been vacant since April 2019. Agent informs that the unit is under offer to another A1 user, who is planning to relocate from within the town. It is anticipated this will be complete by September 2019.</p> <p>Property not located within prime frontage area.</p>  | Site visit, Agent update |
| 61 High Road     | R.O.K Jewellery                 | <p>The freehold for this property is for sale with Ewe Move estate agents. It has been vacant for 25 months.</p>  | Site visit               |

| Address        | Former Use              | Progress Notes   | Info Obtained from       |
|----------------|-------------------------|--|--------------------------|
|                |                         | No further progress to report. This property is located within the prime frontage area.  |                          |
| 71 High Road   | Poundmart               | <p>This unit became vacant in July 2018 and is listed for SALE (individually or as part of larger commercial property incorporating the neighbouring unit) and to let, with agents FHP.</p> <p>The unit is currently under offer for the ground floor only to an A1 multiple retailer. The landlord is also currently exploring conversion of the upper floors into residential.</p> <p>This property is located within the prime frontage area.</p>   | Site visit, Agent Update |
| 83 High Road   | Polish Bay              | <p>This property is to let by Admiral Taverns and has been vacant since December 2018. The property has seen several A3 uses for the former 'Durham Ox pub' building fail, the latest receiving enforcement action through our Environmental Health team. The agents are currently marketing the property with a view to bring the property back into use as an A4 use primarily. This has only been the case since June 2019.</p> <p>This property is located within the prime frontage area.</p> | Site visit, Agent update |
| 103a High Road | Hartley's Estate Agents | <p>This property is newly under the instruction of Innes England and has been vacant since November 2018. Agent informs that the unit has only seen a few enquiries to date, but plan on recirculating details shortly.</p> <p>Property not located within prime frontage area.</p>  | Site visit, Agent update |
| Union Street   | Highclere Interiors     | <p>It is believed this business went into liquidation. At present there are no agent or marketing details for the unit.</p> <p>No further progress to report.</p> <p>Property not located on prime frontage area.</p>  | Site visit               |

| Address      | Former Use         | Progress Notes   | Info Obtained from |
|--------------|--------------------|--|--------------------|
| 22 High Road | Upper Crust Bakery | This property is under the instruction of FHP and has been vacant since July 2019. Agent informs that the unit was recently under offer, but is believed the party has since withdrawn. Interest from several other A1 users and a potential 'temporary use', with no formal agreements to date.<br><br>This property is located within prime frontage area. | Site visit         |



**Stapleford** has an occupancy rate of 87.3%. When taking account of all the current vacant units in Stapleford, only 3 are located within prime frontage areas. Stapleford's annual footfall between August 2017-July 2018 and August 2018-July 2019, was 1,450,528 and 1,258,314 respectively. A Chart showing the monthly breakdown is available further in this report.

The table below provides an overview of the vacant ground floor units and any progress notes.

| Address       | Former Use             | Progress Notes   | Info Obtained from       |
|---------------|------------------------|--|--------------------------|
| 96 Derby Road | Better Living Pharmacy | This property is under the instruction of agents Robert Ellis and remains under offer. Agent informs that the former chemist still has an obligation of 13 years at the property. Because of the poor internal state of the building and the works required to facilitate a sub-lease to the dance school, | Site visit, Agent update |

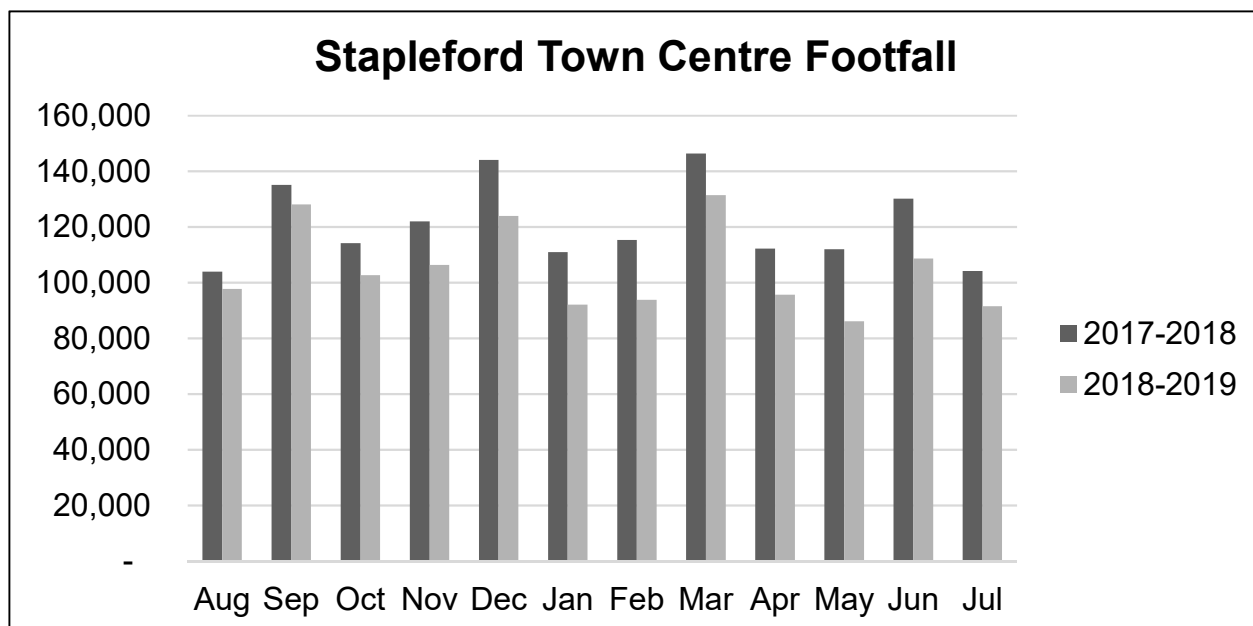
| Address            | Former Use              | Progress Notes  | Info Obtained from |
|--------------------|-------------------------|---|--------------------|
|                    |                         | <p>lease completion will coincide with the required conversion works being signed off.</p> <p>An application for change of use from shop (Class A1) to a ballet school (Class D2) was granted conditional permission in January 2019.</p> <p>Ref 18/00709/FUL.</p> <p>Property not located within prime frontage area.</p>  |                    |
| 137b Derby Road    | The Roach Bar           | <p>It is the Councils understanding that the current leaseholder is tied into a significant lease period, although no longer trading from this unit. There has been little interest in a sub-lease being agreed at this unit. No alternative use seems to have been explored by either the leaseholder or freeholder, to agree a surrender of the lease by the current holder.</p> <p>No further progress to report.</p> <p>Property not located on prime frontage area.</p>                                    | Site visit         |
| 157 Derby Road     | Stapleford Motor Spares | <p>The freehold for this property has now been sold to a local investor. Agent advises that the new owner will look to convert the first floor for residential use, with the ground floor retail area to undergo preparatory works, enabling the space to be marketed to a commercial tenant on the open market. Based on the size of the building, it is likely the residential conversion will be carried out under permitted development rights.</p> <p>Property not located within prime frontage area.</p> | Agent update       |
| 13 Nottingham Road | Jessica's Hair Design   | <p>This property is under the instruction of agents Robert Ellis and has been vacant for 12 months. Agent informs that the freehold sale is likely to complete in mid-August 2019 and will likely return to market to let following the sale.</p> <p>Property not located within prime frontage area.</p>   | Site Visit         |

| Address               | Former Use     | Progress Notes  | Info Obtained from       |
|-----------------------|----------------|---|--------------------------|
| 42 Derby Road         | Hartland NG9   | <p>This property is currently under the instruction of agents Robert Elis. As requested by the freeholder, agents have been marketing the unit to food and beverage operators, because of a desire to utilise the fitted out food prep areas and walk-in cold store in available. The unit was until recently under offer, however the party have withdrawn as of August 2019, citing difficulties installing a flue to the property for ovens and gas burners. There has been no other interest in the property.</p> <p>This property is located within prime frontage area.</p> | Site visit, Agent update |
| Church Street         | Post Office    | <p>This property has been vacant since January 2018, when the Post Office relocated into existing business within prime frontage. The property has been observed to be in a poor state internally.</p> <p>No further progress to report.</p> <p>Property not located within prime frontage area.</p>  | Site visit               |
| 15 Nottingham Road    | Mr Fix it      | <p>An application for change of use from shop (Class A1) to takeaway (Class A3) was received in May 2019 and still pending consideration. Application includes the installation of flues necessary to operate a kitchen area.</p> <p>Ref 19/00315/FUL.</p> <p>The proposed food operator is 'Hobbs Burger Co.' who produce artisan burgers. Previously a home based business, operating through pop up events, looking to take on permanent premises.</p> <p>Property not located within prime frontage area.</p>   | Site visit               |
| 25-29 Nottingham Road | And flowers... | <p>It is believed that through the risk of being relocated, the property was purchased by the tenant in the first floor residential accommodation, when the business owner retired and vacated the ground floor retail area.</p>  | Site visit               |

| Address        | Former Use          | Progress Notes   | Info Obtained from       |
|----------------|---------------------|--|--------------------------|
|                |                     | <p>No solid plans to return the GF to use at this stage.</p> <p>Property not located within prime frontage area.</p>   |                          |
| 126 Derby Road | Auto Safety Centres | <p>This property has been vacant since January 2019. Operator of this branch of Auto Safety Centre has entered voluntary liquidation in February 2019.</p> <p>No further progress to report.</p> <p>Property not located within prime frontage area.</p>   | Site visit               |
| 38 Derby Road  | Lloyds              | <p>This property is under the instruction of agents CBRE and Wallace Jones. The property has been vacant since March 2019, however Lloyds bank still have a lease obligation until 2022. A new lease agreement with the freeholder could prove difficult to achieve, as the asking rent would need to at least match Lloyds' current rental agreement, which will be in the region of £20,000p/a. This is arguably an inflated price based on market rent comparables.</p> <p>This property is located within prime frontage area.</p>   | Site visit               |
| 64 Derby Road  | Your Move           | <p>This unit is under instruction of the agents Robert Ellis and has been vacant since February 2019. Agent informs that the asking rent has been reduced from August '19 to £9,000p/a in order to attract a tenant. Your Move vacated this and another unit in Eastwood, as part of a national restructuring. Where there was either duplicated presence in areas with representation from other property agency brands under the same group as Your Move was apparent.</p> <p>This property is located within prime frontage area.</p> | Site visit, Agent update |
| 140 Derby Road | Pizza Hut           | <p>This property is under the instruction of Littlewood and Company, and has been vacant since May 2019.</p> <p>No further progress to report.</p>   | Site visit               |



| Address | Former Use | Progress Notes                                   | Info Obtained from |
|---------|------------|--|--------------------|
|         |            | Property not located within prime frontage area. |                    |



**Eastwood** has an occupancy rate of 87.5%. When taking account of all the current vacant units in Eastwood, 16 are located within prime frontage areas.

The table below provides an overview of the vacant ground floor units and any progress notes.

| Address           | Former Use          | Progress Notes  | Info obtained from |
|-------------------|---------------------|---|--------------------|
| 8 Nottingham Road | Star Grill Takeaway | Property has no agent or marketing details on display. The property was previous listed by Innes England, who were unable to agree terms with any interested parties. Considered a long term void. The Council are working with the owner, to improve the condition of the shop frontage.<br><br>Previously identified as a potential site for CPO, however the entire building has 3 GF retail units, with 1 still occupied.<br><br>This property is located within prime frontage area. | Site visit         |
| 4 Nottingham Road | Unknown             | Last known development being the proposed 'Incredible ink' tattoo parlour, which was scheduled to open in Jun 2014. Unit received internal works in preparation, but it is believed a lease couldn't be agreed due to   | Site visit         |

| Address            | Former Use          | Progress Notes   | Info obtained from       |
|--------------------|---------------------|--|--------------------------|
|                    |                     | <p>the repair and insurance terms. Unit has been vacant 5+ years.</p> <p>The Council are working with the owner, to improve the condition of the shop frontage.</p> <p>Previously identified as a potential site for CPO (as above), however the entire building has 3 GF retail units, with 1 still occupied.</p> <p>This property is located within prime frontage area.</p>   |                          |
| 62 Nottingham Road | Kerching Amusements | <p>Planning application received in July 2019 for the Change of use from Sui Generis (Adult Gaming Centre) to retail shop (A1).</p> <p>Ref 19/00427/FUL.</p> <p>This property is located within prime frontage area.</p>   | Site visit               |
| 45 Nottingham Road | Maclaren Warner     | <p>This property is being marketed by agents Martyn Stubbs to LET £10k p/a and has been vacant since Maclaren Warner relocated across the road in August 2017.</p> <p>Agent informs that a contractor is due to be appointed shortly and internal works to the ground floor areas should commence in Autumn 2019. These works include the removal of internal stud walls to open out the shop and then facilitate fresh marketing program.</p> <p>This property is located within prime frontage area.</p> | Site visit, Agent update |
| 27 Nottingham Road | Natwest             | <p>Application received in August 2018 for Change use of banking hall (Class A2) and office use (Class B1), to retail (Class A1) and takeaway (Class A5) was granted conditional permission in October 2018.</p> <p>Ref 18/00535/FUL.</p> <p>Since the sub division an A5 businesses has opened, adding</p>  | Site visit               |

| Address            | Former Use        | Progress Notes  | Info obtained from       |
|--------------------|-------------------|---|--------------------------|
|                    |                   | <p>a unit into total occupancy count.</p> <p>No further progress to report on the A1 unit.</p> <p>This property is located within prime frontage area.</p>  |                          |
| 15 Nottingham Road | Cash Office       | <p>This property is now under the instruction of Elders Estates and has been vacant since the cash office closure. A previous LET fell through and the property was remarketed using the current agents from May 2019. The asking rent has since been reduced, but has received no enquires. Preparatory works have taken place since the cash office closure for the previous incoming tenant.</p> <p>This property is located within prime frontage area.</p> | Site visit, Agent update |
| 7 Nottingham Road  | Barclays Bank     | <p>Advised by former agent that the freehold interest to the property was purchased by the owner of the nearby 'Oliver's Pub and Kitchen'.</p> <p>Application received in September 2018 for external alterations and change of use from bank (Class A2) to Hotel &amp; Gin Bar (Class C1 &amp; A4). This received conditional permission in November '18.</p> <p>Ref 18/00623/FUL.</p> <p>This property is located within prime frontage area.</p>             | Site visit, Former agent |
| 37 Nottingham Road | Morello Interiors | <p>This property is under the instruction of agents David Hammond and has been vacant since October 2018.</p> <p>Agent advises that complete refurbishment of the ground floor has been completed and is being actively marketed since.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>   | Site visit, Agent update |
| 7 Victoria Street  | Idan centre       | Vacant since May 2016. No further progress to report.   | Site visit               |

| Address             | Former Use | Progress Notes   | Info obtained from       |
|---------------------|------------|--|--------------------------|
|                     |            | Property not located within prime frontage area.   |                          |
| 29 Nottingham Road  | Your Move  | <p>This property is under the instruction of agents Smooth Moves and has been vacant since February 2019 (see notes on 64 Derby Road, Stapleford).</p> <p>Agent informs that two enquiries have been referred to the landlord, however no deal has been agreed. Agent remarked that they had had very few enquiries since marketing this unit.</p> <p>This property is located within prime frontage area.</p> | Site visit, agent update |
| 1 Hollies           | In Season  | <p>This property is under the instruction of agents Musson Liggins and has been vacant since November 2018.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area</p>   | Site visit               |
| 5 Hollies           | Bobby's    | <p>This property has been vacant since January 2019.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>   | Site visit               |
| 118 Nottingham Road | Epic Diner | <p>This property is recorded as vacant since May 2019.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>   | Site visit               |
| 100 Nottingham Road | Co-op      | <p>This property is under the instruction of Johnson &amp; co and has been vacant since January 2017. Estates manager for Central England Co-Operative informs that a LET was agreed in April 2019 and will see Wilson Homeware trade from the location as soon as fit out is complete.</p> <p>This property is located within prime frontage area.</p>  | Site visit, owner update |

| Address            | Former Use       | Progress Notes  | Info obtained from       |
|--------------------|------------------|---|--------------------------|
| 46 Nottingham Road | Discount Bedding | <p>Unit has been vacant since December 2018. As unit 37 Nottingham Road.</p> <p>This property is located within prime frontage area.</p>  | Site visit, Agent update |
| 32 Nottingham Road | Not Just Crafty  | <p>This property is under the instruction of agents David Hammond and has been vacant since April 2019.</p> <p>Agent advises that the ground floor being actively marketed since April.</p> <p>This property is located within prime frontage area.</p> | Site visit, Agent update |
| 26 Nottingham Road | Zara's           | <p>Unit has been vacant since November 2018.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>  | Site visit               |

**Kimberley** is at 89.2% occupancy. It is worth noting that because of the smaller number of GF retail stock, the status of a single unit can allow the occupancy figure to fluctuate more drastically than the other towns.

All units in the table below are not located within what is defined 'prime frontage area' in the current Local Plan, however most would fall into the prime frontage set out in the Part 2 Local Plan.

| Address           | Former Use        | Progress Notes  | Info obtained from |
|-------------------|-------------------|---|--------------------|
| 44 Main Street    | Fleuraines        | This double unit has been demolished.<br><br>An application to carry out demolition, rebuild two new units, with residential above was granted conditional permission in January 2019.<br><br>Ref 18/00758/FUL.   | Site visit         |
| 3 James Street    | A.C Cards         | This property is under the instruction of local agents David Gardiner and has been vacant since July 2018.<br><br>No further progress to report.  | Site visit         |
| 18 Main Street    | Senior Vape       | This property has been vacant since March 2019, with no agent details available.<br><br>No further progress to report.  | Site visit         |
| 23-27 Main Street | The Coffee Lounge | This property is being marketed by the owners DPC Ltd and has been vacant since Jul 2018.<br><br>An application to change the use from Café (A3) to micropub (A4) was received in July 2019 and is pending consideration, with planned consultation period to end in late August 2019.<br><br>Ref 19/00430/FUL. | Site visit         |
| 50-52 Main Street | Bedroom Zone      | This property is under the instruction of agents David Hammond and has been vacant since June 2019.<br><br>No further progress to report.   | Site visit         |

| Address  | Former Use | Progress Notes   | Info obtained from       |
|----------|------------|--|--------------------------|
| Precinct | Jessie's   | This property is under the instruction of agents FHP and has been vacant since April 2019.<br><br>Agent informs that there has been strong interest in this unit from a multiple A1 retailer, however the existing lease has not yet been forfeited. | Site visit, Agent update |
| Precinct | Subway     | This property is not being actively marketed by owner LCP, as there is a lease obligation until 2032. It is unclear whether an under let is permitted under the existing lease to Subway.<br><br>No further progress to report.                      | Site visit               |

### Other Employment Sites

All figures for other employment sites are based on site visits in July-August 2019.

Main employment (industrial) site occupancy for the Borough is currently 95.4%, compared to total town centre occupancy which is 90.1%.

When looking at the industrial occupancy splits between north and south Broxtowe, we observe the occupancy in the north sits at 95.2%, whereas the south sees 95.6% of its properties in use. This illustrates an improvement in occupancy in south Broxtowe by 2.2%. Contributors to this improved figure include the letting of units 7-10 Eldon Road, to the Hire Supply Company, taking nearly 3,000m<sup>2</sup> in commercial floorspace.

As per the previous update, it could be a concern that only 30% of businesses fall within what the D2N2 LEP categorise as 'priority sectors'. This means that at present, the pool of businesses that would be eligible for the financial support from the LEP around priority sectors for growth in the wider LEP area, is somewhat limited. However, the healthy occupancy rates demonstrated across the entire Borough, indicate that businesses in industrial and main employment sights are significantly more resilient than their High Street counterparts, a trend which is mirrored regionally and nationally.

Furthermore, with the adoption of the LEP's most current Strategic Economic Plan (SEP Vision 2030) and the emerging Local Industrial Strategy (LIS), businesses in Broxtowe are still in a strong position to receive support going forward. The Council continue to support and feed into the LIS through regular consultation at key milestones.