

Rotherham Town Centre: Quarterly Vacancy Survey

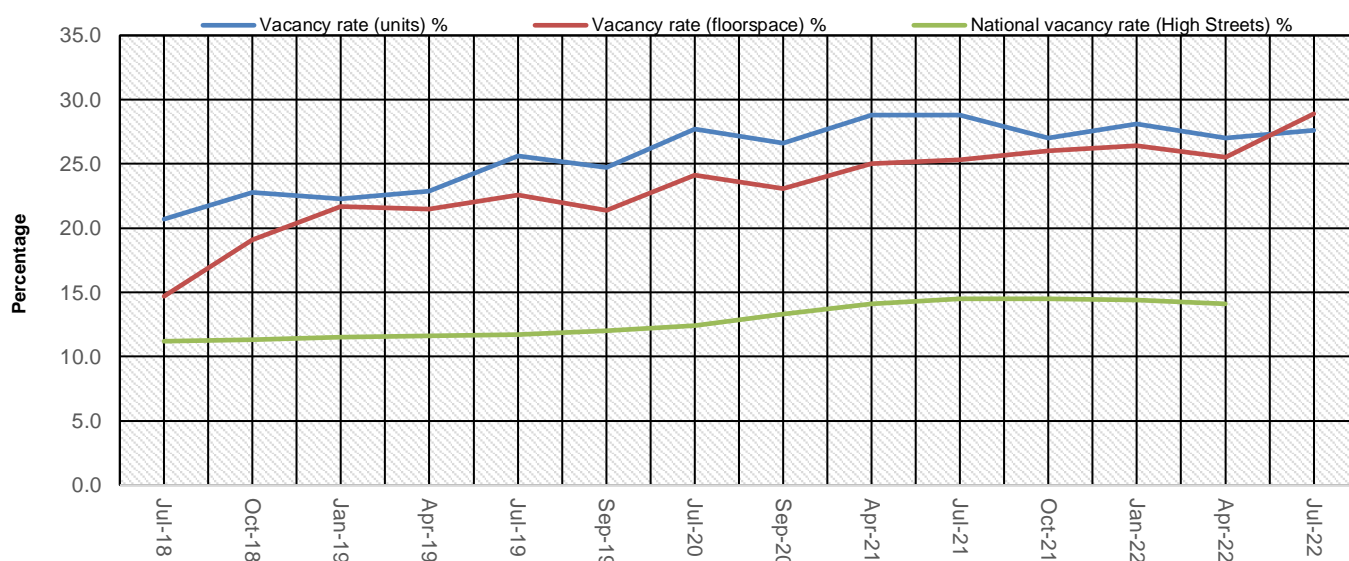
July 2022

The Rotherham Local Plan Sites and Policies document defines Rotherham town centre boundary and Primary and Secondary Shopping Frontages.

The latest survey has been carried out on 5th July 2022. An appendix sets out the principles on which monitoring data have been gathered.

		Jul 2022		Summary
		No./sqm	%	
Whole town centre	Total Units	275	-	<ul style="list-style-type: none"> There are 275 units, amounting to 60,772 sqm. There are 76 vacant units (17,578 sqm), which amount to 27.6% of total units or 28.9% of total floorspace.
	Total Units Vacant	76	27.6	
	Total Floorspace (sqm)	60,772	-	
	Total Floorspace Vacant (sqm)	17,578	28.9	
	Total Units Demolished	2	-	
	Total Floorspace Demolished (sqm)	1,088	1.8	
	Derelict	5		
Primary shopping frontage	Total Units	131	-	<ul style="list-style-type: none"> There are 131 units, amounting to 35,437 sqm. There are 32 vacant units (6,997 sqm), which amount to 24.4% of units or 19.7% of floorspace within the Primary Shopping Frontage.
	Total Units Vacant	32	24.4	
	Total Floorspace (sqm)	35,437	-	
	Total Floorspace Vacant (sqm)	6,997	19.7	
	Total Units Demolished	1	-	
	Total Floorspace Demolished (sqm)	374	1.1	
Secondary shopping frontage	Total Units	103	-	<ul style="list-style-type: none"> There are 103 units, amounting to 15,123 sqm. There are 29 vacant units (4,640 sqm), which amount to 28.2% of units or 30.7% of floorspace within the Secondary Shopping Frontage.
	Total Units Vacant	29	28.2	
	Total Floorspace (sqm)	15,123	-	
	Total Floorspace Vacant (sqm)	4,640	30.7	
	Total Units Demolished	1	-	
	Total Floorspace Demolished (sqm)	714	4.7	

The latest vacancy figure in July 2022 has increased from the last quarter (April 2022) from 27% to **27.6%** of units in Town Centre (from 25.5% to **28.9%** of floorspace being vacant). The vacancy rate remains significantly above the average vacancy rate on High Streets nationally (14.1%) and regionally (15.4%)¹.



NB - National vacancy rate for Q2 2022 is not available until end of July.

¹ <https://www.localdatacompany.com/blog/press-release-brc-ldc-vacancy-monitor-q1-2022>

In this quarter (April – July 2022), it is worth noting:

- the former Charter Arms pub (374sqm) and the RAIN Building (714sqm) have now been demolished as part of the Rotherham Market redevelopment.
- the biggest change is within the Primary Shopping Frontage. National retail chains: **Shoe Zone** (214sqm) and **Boots** (1,048sqm) on Effingham Street have closed their stores resulting in a significant increase in the vacant floorspace. On a positive note, **Rotherham Community Hub** has now occupied 38-40 College Street (formerly 'That's Entertainment', 282sqm). Following on from the closure of the **Citizen Advice Centre** at the former RAIN Building, 27 Howard Street (formerly 'Rotherham Advertiser', 53sqm) has been utilised for postal address purposes (no customer access).
- **Wilkinson** ('Wilko', 1,299sqm) on Corporation Street closed in June.
- **Pot8's**, a new snooker venue now occupies the recently refurbished units, 8-10 Main Street (329sqm).

	Jan-22	Apr-22	Jul-22
Units Demolished	-	-	2
Units to be Redeveloped*	15	15	15
Units to be Refurbished	5	5	3
Units to be Demolished	2	2	-
Eastwood Lane Units to be demolished or refurbished	6	6	6

*The units to be redeveloped include those that are currently demolished or vacant that are earmarked for redevelopment (excluding Eastwood Lane)

Indoor market survey by RIDO (July 2022)

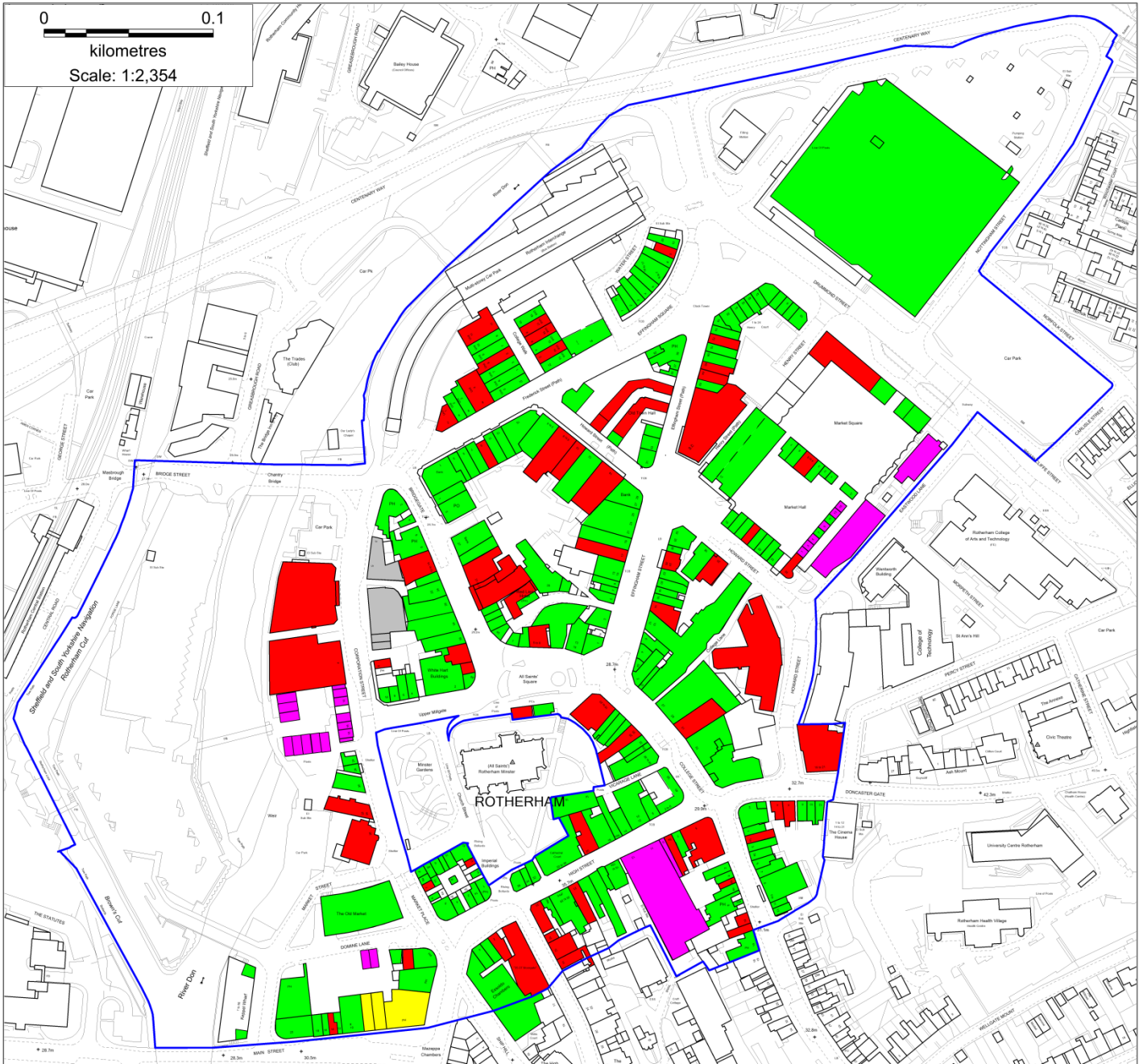
		Lower Ground Floor	Upper Ground Floor	Total Units
Indoor market	Non-food Commodities	35	18	53
	Fresh Food	6	2	8
	Cooked Food	2	1	3
	Vacant	16	-	16
	Total Units	59	21	80

Between April – July 2022, there is no change to the leases in the indoor market.

2022 Survey Results

		Jan 2022		Apr 2022**	
		No./sqm	%	No./sqm	%
Whole Town Centre	Total Units	274	-	274	-
	Total Units Vacant	77	28.1	74	27.0
	Total Floorspace (sqm)	60,443	-	60,443	-
	Total Floorspace Vacant (sqm)	15,955	26.4	15,393	25.5
	Total Units Demolished	-	-	-	-
	Total Floorspace Demolished (sqm)	-	-	-	-
	Derelict	5	-	5	-
Primary Shopping Frontage	Total Units	131	-	131	-
	Total Units Vacant	30	22.9	30	22.9
	Total Floorspace (sqm)	35,437	-	35,437	-
	Total Floorspace Vacant (sqm)	5,752	16.2	5,905	16.7
	Total Units Demolished	-	-	-	-
	Total Floorspace Demolished (sqm)	-	-	-	-
Secondary Shopping Frontage	Total Units	103	-	103	-
	Total Units Vacant	32	31.1	30	29.1
	Total Floorspace (sqm)	15,123	-	15,123	-
	Total Floorspace Vacant (sqm)	4,971	32.9	4,722	31.2
	Total Units Demolished	-	-	-	-
Total Floorspace Demolished (sqm)	-	-	-	-	

**There is a minor administrative error and the figures have now been rectified.



■ Occupied
 ■ Vacant
 ■ Derelict
 ■ To be refurbished
 ■ To be redeveloped
 Town centre boundary

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Appendix: Data monitoring principles

The monitoring of town centre data is undertaken based on the following principles:

- A. Data is measured for three distinct areas: the whole town centre, that part of the centre defined as Primary Shopping Frontage, and that part defined as Secondary Shopping Frontage.
- B. Primary and Secondary Shopping Frontages each consist of several physically separate areas. Data is monitored based on the total combined areas for Primary and for Secondary Frontages.
- C. Ground floor uses only are monitored; uses on upper floors and basements are excluded.
- D. Premises are not counted where they are derelict or where they are unoccupied and redevelopment is expected to take place within a reasonable period of time. This approach reflects the fact that these premises are not available to come back into use within a reasonable period of time. For example, currently the derelict buildings on Corporation Street are excluded, as is Riverside Precinct which have been demolished for redevelopment.
- E. The following data is recorded: business type, operator name, estimated floorspace, and the planning Use Class which the use falls within.

In September 2020, the Use Class Order changed significantly with the introduction of Class E which includes the former Classes A1, A2, A3, B1 and some D1/D2 uses. A summary of the changes² is set out below:

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020	Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2	Hotels, boarding and guest houses	C1	C1
Shop	A1	E	Residential institutions	C2	C2
Financial and professional services (not medical)	A2	E	Secure residential institutions	C2a	C2a
Café or restaurant	A3	E	Dwelling houses	C3	C3
Pub or drinking establishment	A4	Sui generis	Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Take away	A5	Sui generis	Clinics, health centres, creches, day nurseries, day centre	D1	E
Office other than a use within Class A2	B1a	E	Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Research and development of products or processes	B1b	E	Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E	Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Industrial	B2	B2	Hall or meeting place for the principal use of the local community	D2	F.2
Storage or distribution	B8	B8	Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Sui Generis includes uses which do not fall within any use class such as: public house, wine bar, or drinking establishment, drinking establishment with expanded food provision, hot food takeaway, betting offices/shops, pay day loan shops, theatres, nightclubs, taxi businesses and casinos.

² <https://lichfields.uk/media/6158/guide-to-the-use-classes-order-in-england.pdf>