

LOCAL CENTRE ASSESSMENTS AUGUST 2005

Ravensthorpe



Marsh



Milnsbridge



Slaithwaite



Lockwood



Birkby



Meltham



Introduction

This statement is the third of an annual publication that briefly examines 4 indicators of economic activity for a number of small centres in Kirklees. The indicators of vitality and viability covered here are:

- retail occupancy in terms of floorspace and shop units,
- vacancy rates,
- car parking provision, and
- development information.

Please Note: The term "comparison goods" in this document includes quasi-retail uses e.g. travel agents, opticians.

RAVENSTHORPE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2005. This revealed that the centre has 2,195 sq.m. (23,618 sq.ft.) of net retail floorspace.

Shop units in Ravensthorpe

	Convenience	Comparison	Service	Vacant	TOTAL
2003	9 (13.2%)	27 (39.7%)	22 (32.4%)	10 (14.7%)	68 (100%)
2004	9 (13.1%)	30 (43.5%)	23 (33.3%)	7 (10.1%)	69 (100%)
2005	9 (13.6%)	28 (42.4%)	21 (31.8%)	8 (12.1%)	66 (100%)
04-05 % change	0	-6.7	-8.7	+14.3	-4.4

Retail floorspace in Ravensthorpe (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2003	679 (29.8%)	1,285 (56.3%)	317 (13.9%)	2,281 (100%)
2004	679 (29.9%)	1,351 (59.5%)	242 (10.6%)	2,272 (100%)
2005	679 (30.9%)	1,235 (56.3%)	281 (12.8%)	2,195 (100%)
04-05 % change	0	-8.6	+16.1	-3.4

There has been an increase in vacancy rates for both shop units and retail floorspace in Ravensthorpe over the last 12 months. This is as a result of the loss of two comparison goods retailers. The centre exhibits vacancy rates that continue to remain above the national average, both in terms of the number of shop units and floorspace.

Three national multiple retailers are located in the study boundary (equating to 8.1% of occupied retail units).

The overall net retail floorspace has seen a small reduction due to two units becoming residential.

Off-Street Car Parking Provision

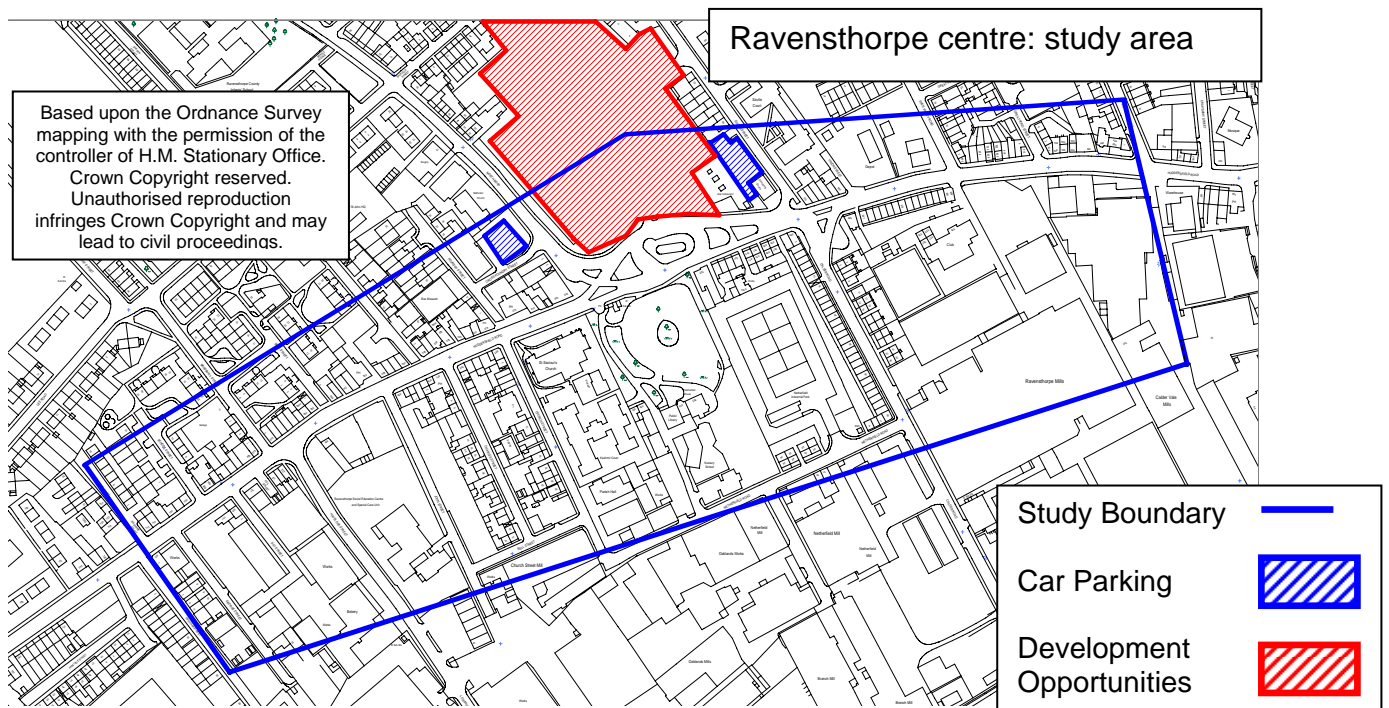
Car Park	Ownership	Spaces
North Road	Council	16
Queens Street	Council	40

Ravensthorpe exhibits a car parking ratio of 29.3 spaces per thousand sq.m. of occupied retail floorspace within the study boundary.

Development Information

Planning permission has been granted for a retail scheme which includes a discount foodstore and extensive off street car parking on a site bounded by North Road and Huddersfield Road.

A new health care facility is currently under construction, off Huddersfield Road.



MARSH

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2005. This revealed that the centre has 3,083 sq.m. (33,173 sq.ft.) of net retail floorspace.

Shop units in Marsh centre

	Convenience	Comparison	Service	Vacant	TOTAL
2003	8 (12.3%)	33 (50.8%)	21 (32.3%)	3 (4.6%)	65 (100%)
2004	7 (10.8%)	31 (47.7%)	21 (32.3%)	6 (9.2%)	65 (100%)
2005	8 (12.1%)	34 (51.5%)	21 (31.8%)	3 (4.6%)	66 (100%)
04-05% change	+14.3	+9.7	0	-50.0	+1.5

Retail floorspace in Marsh (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2003	1,192 (41.2%)	1,076 (37.2%)	626 (21.6%)	2,894 (100%)
2004	1,058 (36.6%)	1,013 (35.0%)	823 (28.4%)	2,894 (100%)
2005	1,240 (40.2%)	1,640 (53.2%)	203 (6.6%)	3083 (100%)
04-05 % change	+17.2	+61.9	-75.3	+6.5

Marsh has seen an increase in both the number of shop units and retail floorspace over the past 12 months. The increased floorspace is largely due to the opening of a Tesco local on the old petrol filling station site on Westbourne Road.

There has been a reduction in both floorspace and unit vacancy with the retail warehouse unit off Syringa Street and two previously vacant units along Westbourne Road being occupied by comparison goods retailers.

Four national multiple retailers are located within the study boundary accounting for 9.5% of occupied retail units.

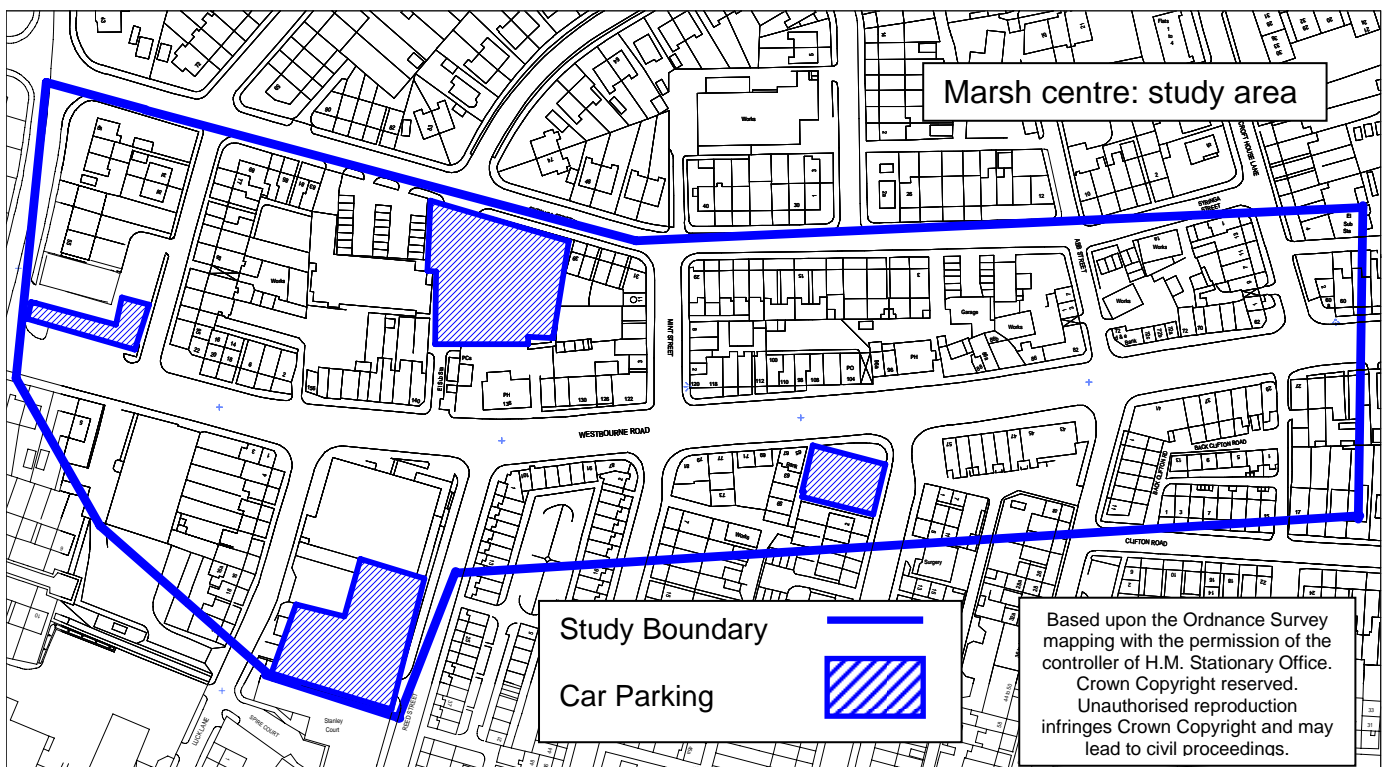
Off-Street Car Parking Provision

Car Park	Ownership	Spaces
Westbourne Rd	Council	19
Co-op	Private	58
Syringa Street	Private	68
Westbourne Rd	Private	15

Marsh has a car parking ratio of 55.6 spaces per thousand sq.m. of occupied retail floorspace. This is an increase to previous years with 15 new spaces being provided by the new Tesco Local.

Development Information

The shop unit previously occupied by Booze Buster is currently vacant.



MILNSBRIDGE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace in Milnsbridge was undertaken in June 2005. This revealed that the centre has 2,230 sq.m (23,994 sq.ft) of net retail floorspace.

Shop units in Milnsbridge centre

	Convenience	Comparison	Service	Vacant	TOTAL
2003	8 (13.6%)	23 (39.0%)	22 (37.3%)	6 (10.1%)	59 (100%)
2004	9 (15.0%)	23 (38.3%)	24 (40.0%)	4 (6.7%)	60 (100%)
2005	9 (14.8%)	24 (39.3%)	25 (41.0%)	3 (4.9%)	61 (100%)
04-05 % change	0	+4.3	+4.2	-25.0	+1.7

Retail floorspace in Milnsbridge (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2003	1,199 (52.6%)	898 (39.4%)	181 (8.0%)	2,278 (100%)
2004	1,231 (55.1%)	870 (39.0%)	132 (5.9%)	2,233 (100%)
2005	1,231 (55.2%)	902 (40.4%)	97 (4.4%)	2,230 (100%)
04-05 % change	0	+3.7	-26.5	-0.1

The significant percentage of convenience goods retailing floorspace (55.2%) is largely provided by the Kwik Save store located on Market Street.

The number of vacant units and vacant retail floorspace within the study boundary has seen a reduction compared to the previous year and is well below the national average.

The 4 national multiple retailers present within the study boundary equate to 12.1% of occupied retail units.

Off-Street Car Parking Provision

Car Park	Ownership	Spaces
John Street	Council	10
Kwik Save	Private	74

Milnsbridge has a car parking ratio of 39.4 spaces per thousand sq.m. occupied retail floorspace within the study boundary.

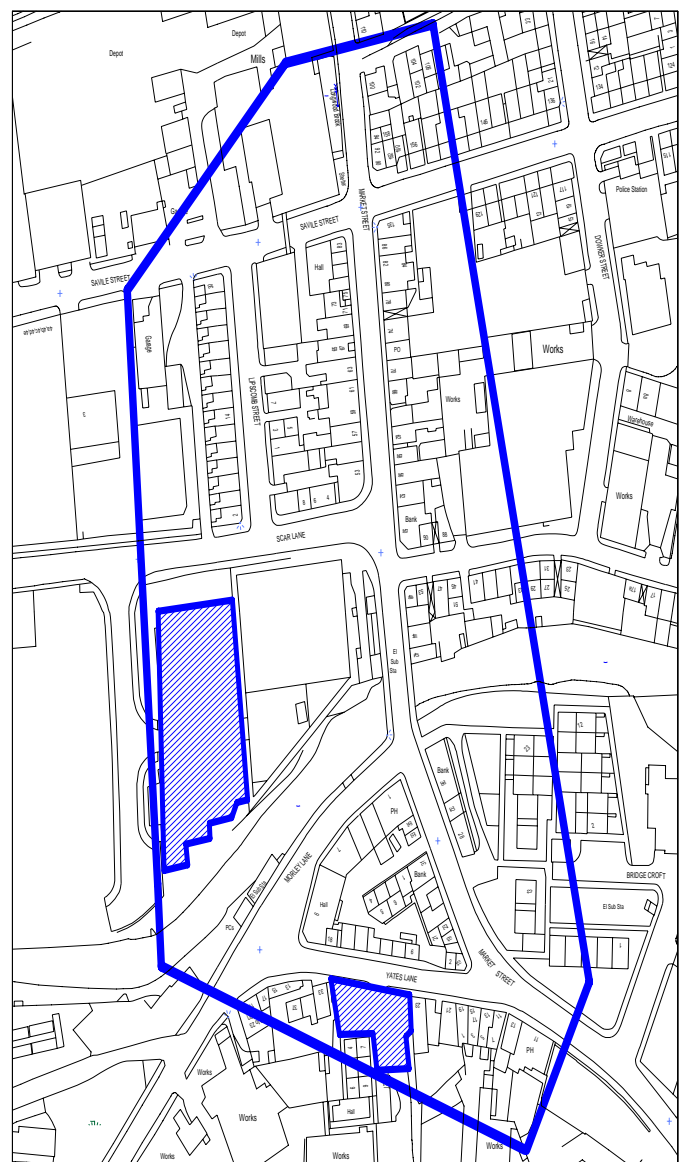
Development Information

The centre is located within a traffic calming zone and a designated regeneration area.

Commercial Mill located on the corner of Savile Street and Market Street is currently under conversion from industrial use to residential use and will provide 53 new apartments.

The Colne Valley Greenway, Huddersfield to Marsden is currently under development and will run through Milnsbridge.

Milnsbridge centre: study area



Study Boundary

Car Parking

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SLAITHWAITE

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2005. This revealed that Slaithwaite centre has 1,488 sq.m. (16,010 sq.ft.) of net retail floorspace.

Shop units in Slaithwaite centre

	Convenience	Comparison	Service	Vacant	TOTAL
2003	9 (17.0%)	20 (37.7%)	21 (39.6%)	3 (5.7%)	53 (100%)
2004	8 (15.4%)	21 (40.4%)	20 (38.4%)	3 (5.8%)	52 (100%)
2005	8 (15.1%)	21 (39.6%)	21 (39.6%)	3 (5.7%)	53 (100%)
04-05 % change	0	0	+5.0	0	+1.9

Retail floorspace in Slaithwaite (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2003	577 (39.3%)	790 (53.8%)	101 (6.9%)	1,468 (100%)
2004	542 (36.9%)	820 (55.9%)	106 (7.2%)	1,468 (100%)
2005	542 (36.4%)	820 (55.1%)	126 (8.5%)	1488 (100%)
04-05 % change	0	0	+18.9	+1.4

Slaithwaite has seen little change over the past 12 months apart from a slight increase in floorspace vacancy. Nevertheless, vacancy rates in terms of shop units and floorspace continue to remain low at 5.7% and 8.5% respectively.

There are four national multiple retailers present within the study boundary, equating to 13.8% of occupied retail units.

Off-Street Car Parking Provision

Car Park	Ownership	Spaces
Carr Lane	Council	13
New Street	Council	52
Old Bank	Council	17

Slaithwaite exhibits a car parking ratio of 60.2 spaces per thousand sq.m. of occupied retail floorspace. This is the highest ratio of the 7 small centres studied in this publication.

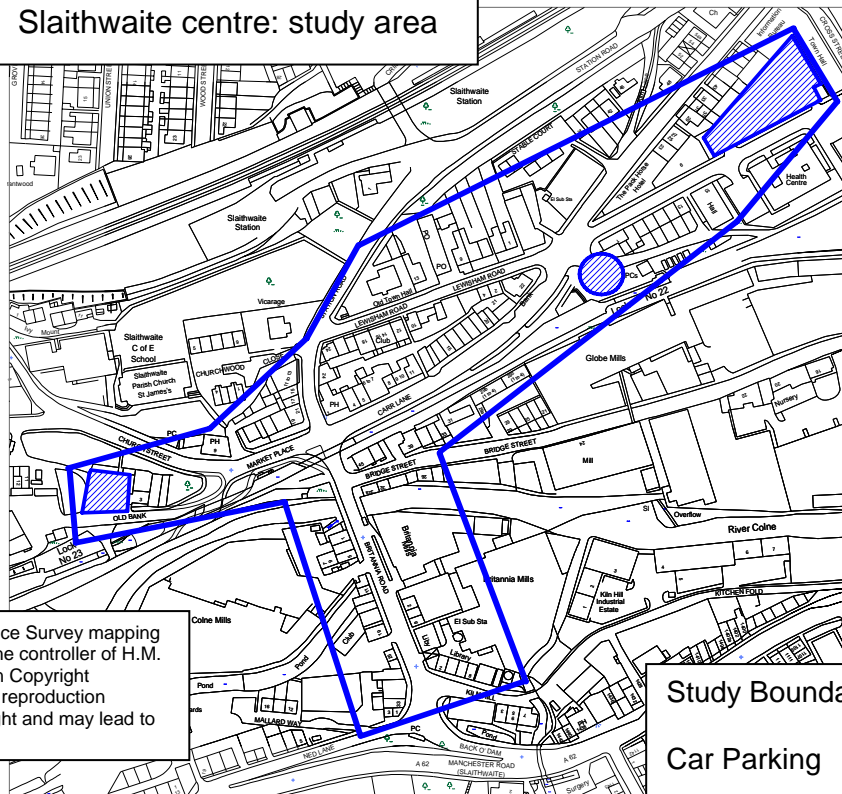
Development Information

Slaithwaite centre is located within a conservation area.



There has been no major change within the study area over the last 12 months.

The Colne Valley Greenway, Huddersfield to Marsden is currently under development and will run through Slaithwaite.

Slaithwaite centre: study area



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Study Boundary 
Car Parking 

LOCKWOOD

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2005. This revealed that there is 1,411 sq.m. 15,182 (sq.ft.) of net retail floorspace in Lockwood.

Shop units in Lockwood centre

	Convenience	Comparison	Service	Vacant	TOTAL
2003	4 (7.9%)	17 (33.3%)	20 (39.2%)	10 (19.6%)	51 (100%)
2004	4 (8.5%)	17 (36.2%)	19 (40.4%)	7 (14.9%)	47 (100%)
2005	3 (6.3%)	19 (39.6%)	19 (39.6%)	7 (14.6%)	48 (100%)
04-05 % change	-25.0	+11.8	0	0	+2.1

Retail floorspace in Lockwood (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2003	231 (15.5%)	899 (60.1%)	365 (24.4%)	1,495 (100%)
2004	231 (16.4%)	899 (64.0%)	276 (19.6%)	1,406 (100%)
2005	146 (10.3%)	945 (67%)	320 (22.7%)	1411 (100%)
04-05 % change	-36.8	+5.1	+15.9	+0.4

Of the small centres within this study, Lockwood continues to show the highest proportion of comparison goods floorspace (67%).

The centre continues to have the lowest proportion of convenience goods floorspace (10.3%) mainly due to the absence of a food store.

The vacancy rate both in terms of shop units and floorspace remains well above the national average.

Off-Street Car Parking Provision

Car Park	Ownership	Spaces
Albert Street	Council	14
Water Street	Council	8
Convenience store	Private	12
"How Bazaar"	Private	4

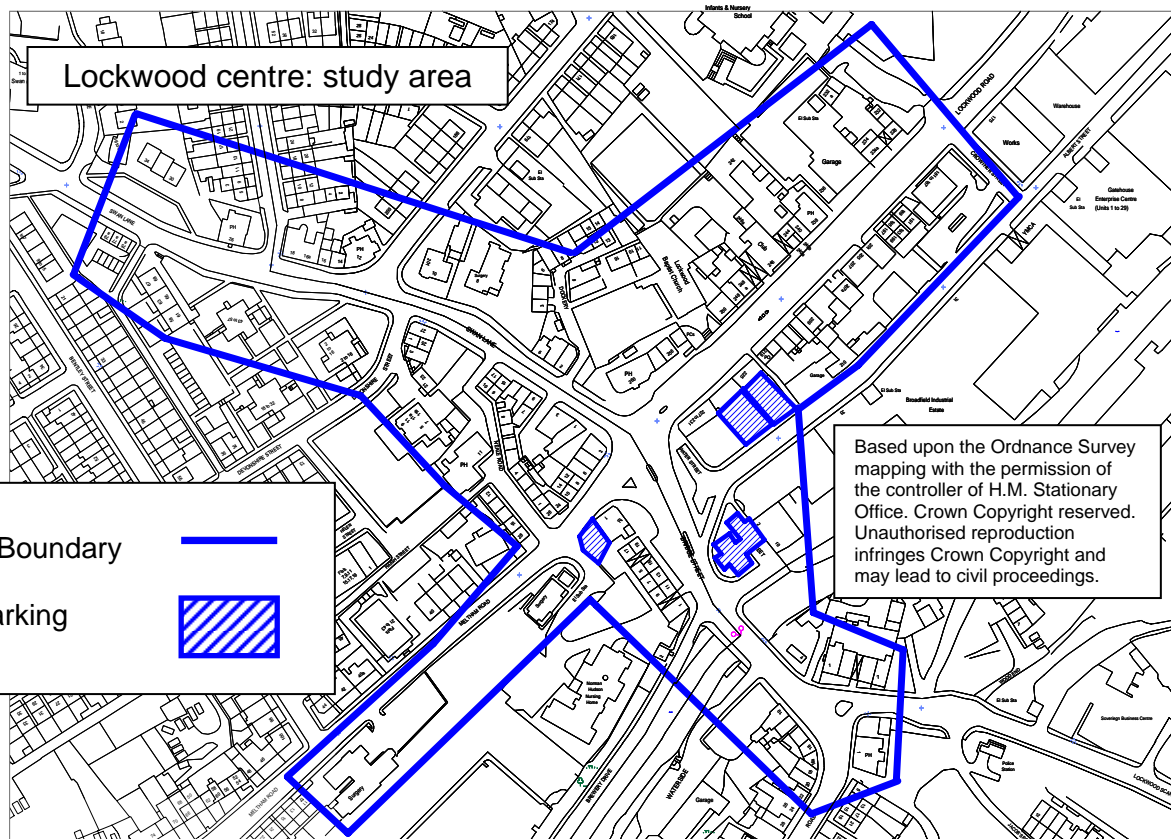
Lockwood centre exhibits a car parking ratio of 34.8 spaces per thousand sq.m. of occupied retail floorspace.

Development Information

The local centre of Lockwood is situated within a designated regeneration area.

Only small scale changes have occurred within the centre over the last 12 months.

The Meltham Greenway, from Meltham to Lockwood is currently under development.



BIRKBY

Retail floorspace, shop units and vacancy

A survey of shop units, vacancy and floorspace was undertaken in June 2005. This revealed that there is 1,513 sq.m. (16,280 sq.ft.) of net retail floorspace in Birkby.

Shop units in Birkby centre

	Convenience	Comparison	Service	Vacant	TOTAL
2003	7 (14.9%)	19 (40.4%)	14 (29.8%)	7 (14.9%)	47 (100%)
2004	7 (14.9%)	18 (38.3%)	15 (31.9%)	7 (14.9%)	47 (100%)
2005	11 (19.6%)	21 (37.5%)	13 (23.3%)	11 (19.6%)	56 (99.9%)
04-05 % change	+57.1	+16.7	-13.3	+57.1	+19.1

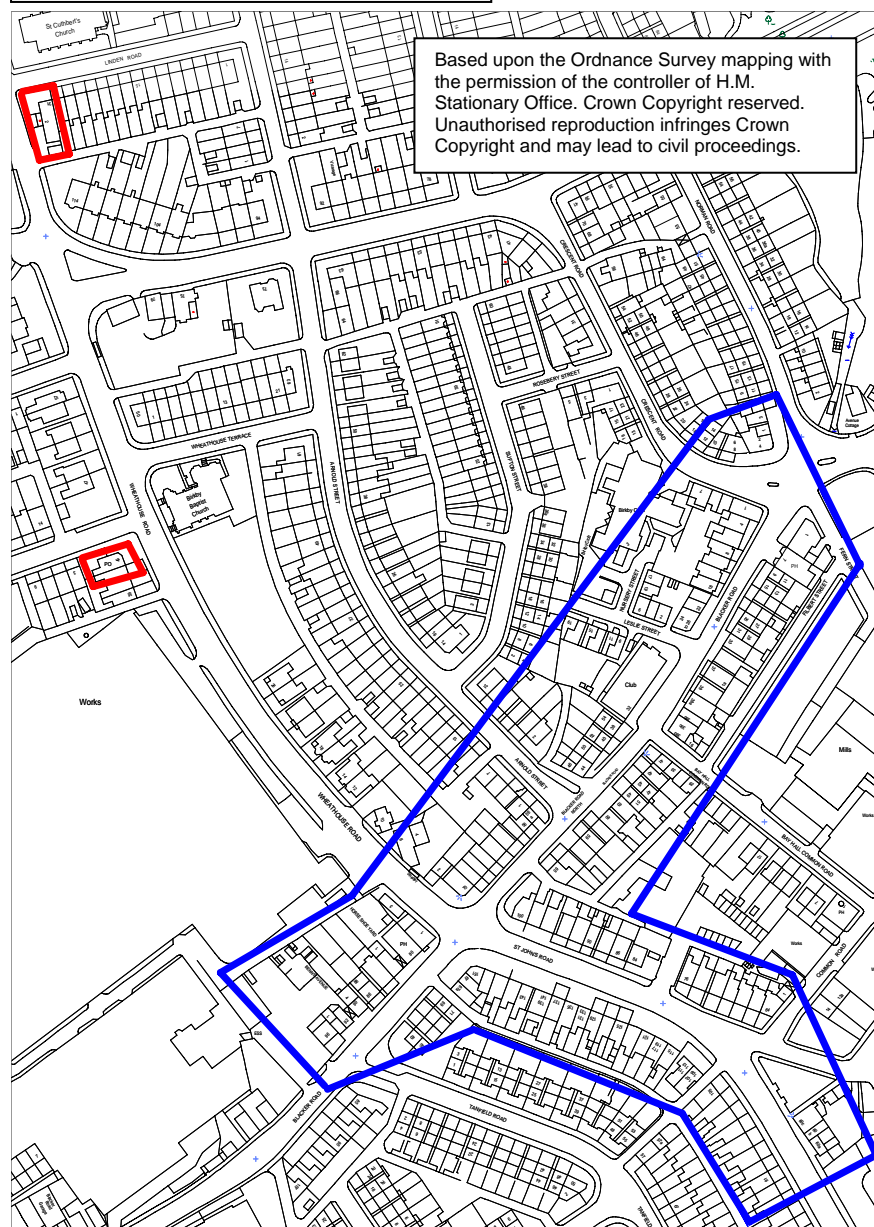
Retail floorspace in Birkby (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2003	336 (27.1%)	617 (49.7%)	288 (23.2%)	1,241 (100%)
2004	420 (33.5%)	543 (43.3%)	291 (23.2%)	1,254 (100%)
2005	554 (36.6%)	635 (42.0%)	324 (21.4%)	1,513 (100%)
04-05 % change	+31.9	+16.9	+11.3	+20.7

The centre consists mainly of small retail units, which are occupied largely by independent retailers.

Over the past 12 months, there has been an increase in both convenience and comparison goods retailers within the study boundary.

Birkby centre: study area



The increase in vacant units and retail floorspace to the previous year can be attributed to the recent development of five new retail units in Blacker Road.

The Post Office and Pharmacy are shown on the map in red. These are not included in the units or floorspace data for Birkby. However, it must be noted that they provide an important service to the local community.

Car Parking Provision

Although there is a lack of off-street shoppers' car parking in Birkby, there is nevertheless ample on-street parking.

Development Information

The centre is situated in a conservation area and is in part within a designated regeneration area.

Study Boundary	—
Other Key Facilities	—

MELTHAM

Retail floorspace, shop units and vacancy

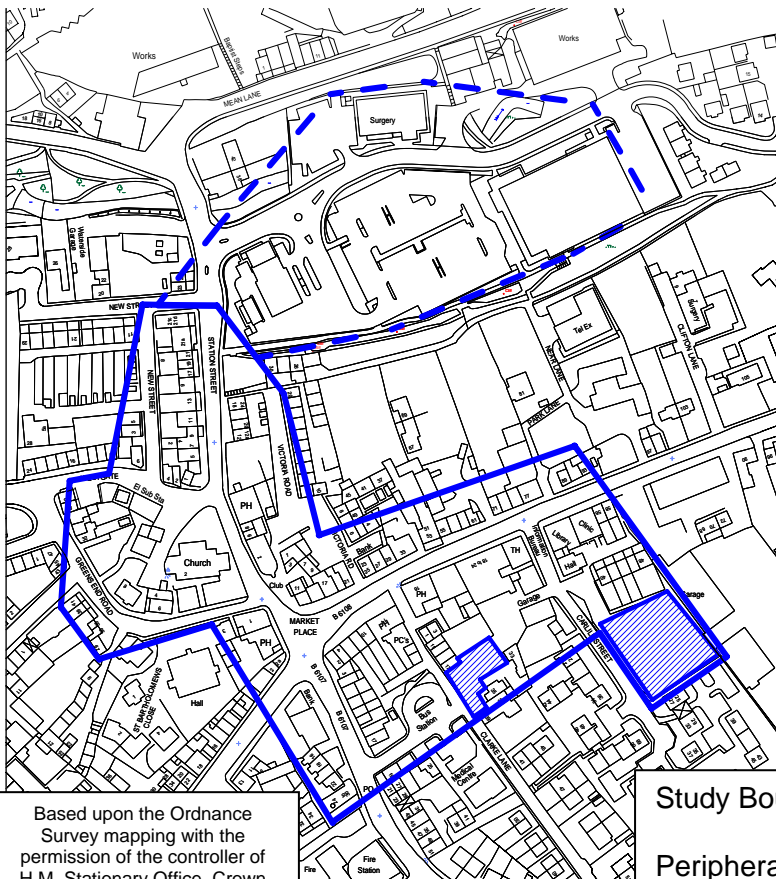
A survey of shop units, vacancy and floorspace undertaken in June 2005, indicates that there is 1,564 sq.m. (16,829 sq.ft.) of net retail floorspace in Meltham.

Shop units in Meltham centre

	Convenience	Comparison	Service	Vacant	TOTAL
2003	7 (13.5%)	19 (36.5%)	20 (38.5%)	6 (11.5%)	52 (100%)
2004	7 (13.0%)	21 (38.9%)	22 (40.7%)	4 (7.4%)	54 (100%)
2005	7 (13.0%)	23 (42%)	23 (42%)	2 (3%)	55 (100%)
04-05 % change	0	+9.5%	+4.5%	-50.0%	+1.9%

The Co-op on Huddersfield Road contributes to the high proportion of convenience goods floorspace in Meltham (36.9%). Two comparison goods retailers have occupied previously vacant shop units, which has resulted in a reduction of vacant retail floorspace in the centre (-61.4%).

Meltham centre: study area



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Study Boundary	
Peripheral Location	
Car Parking	

Two national multiple retailers are located within the study boundary in Meltham, equating to 3.8% of occupied retail units.

It must be noted that the Morrisons food store, previously Safeway, adjoins Meltham shopping centre and is within walking distance of the Market Place. However, its edge of centre location means that the floorspace of this food store has not been used in the calculation of Meltham shopping centre's total retail floorspace figure. For information, the store provides approximately 1,400 sq.m. of retail floorspace.

Retail floorspace in Meltham (sq.m. net)

	Convenience	Comparison	Vacant	TOTAL
2003	577 (33.7%)	795 (46.4%)	341 (19.9%)	1,713 (100%)
2004	577 (36.9%)	829 (53.0%)	158 (10.1%)	1,564 (100%)
2005	577 (36.9%)	926 (59.2%)	61 (3.9%)	1,564 (100%)
04-05 % change	0	+11.7%	-61.4%	0

Off-street Car Parking Provision

Meltham exhibits a car parking ratio of 46.6 spaces per thousand sq.m. of occupied retail floorspace. Private car parking is also found at Morrisons near the shopping centre. The food store provides 153 car parking spaces.

Car Park	Ownership	Spaces
Carlisle Street	Council	50
Clarke Lane	Council	20

Development Information

Meltham centre is located within a conservation area.

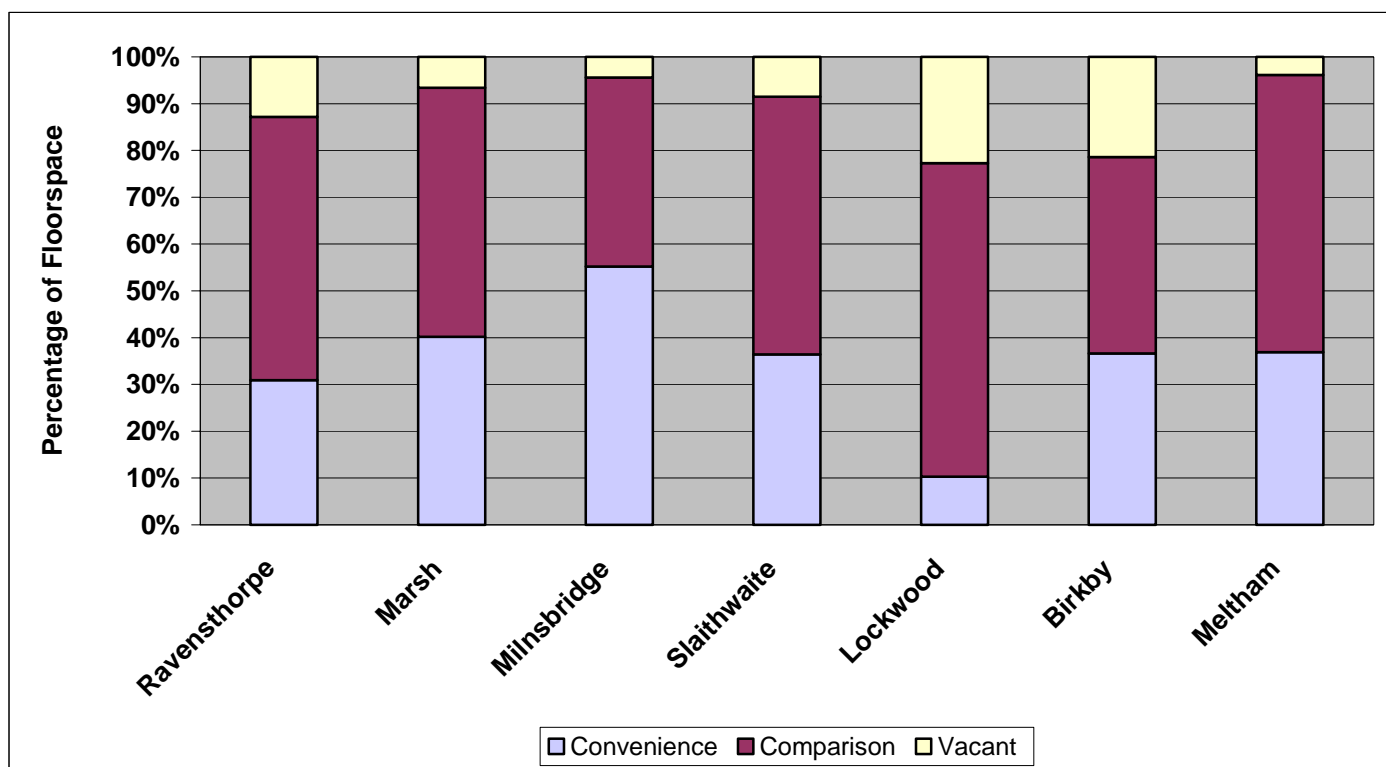
The Meltham Greenway from Meltham to Lockwood is currently under development.

TOTAL COMPARISON (2005)

Unit and Floorspace comparisons (sq.m. net)

	Ravensthorpe	Marsh	Milnsbridge	Slaithwaite	Lockwood	Birkby	Meltham
Convenience floorspace	679 (30.9%)	1240 (40.2%)	1231 (55.2%)	542 (36.4%)	146 (10.3%)	554 (36.6%)	577 (36.9%)
Comparison floorspace	1235 (56.3%)	1640 (53.2%)	902 (40.4%)	820 (55.1%)	945 (67.0%)	635 (42.0%)	926 (59.2%)
Vacant floorspace	281 (12.8%)	203 (6.6%)	97 (4.4%)	126 (8.5%)	320 (22.7%)	324 (21.4%)	61 (3.9%)
Total retail floorspace	2195 (100%)	3083 (100%)	2230 (100%)	1488 (100%)	1411 (100%)	1513 (100%)	1564 (100%)
Number of vacant units	8 (12.12%)	3 (4.6%)	3 (4.9%)	3 (5.7%)	7 (14.6%)	11 (19.6%)	2 (3%)
Total no. of units	66 (100%)	66 (100%)	61 (100%)	53 (100%)	48 (100%)	56 (100%)	55 (100%)

Retail Floorspace Uses (%)



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Kirklees
METROPOLITAN COUNCIL



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