LONDON BOROUGH OF RICHMOND UPON THAMES

2023 Town Centre Land Use Survey

Planning

Local Plan Monitoring Report

2023 Centre Land Use Survey

Richmond upon Thames

January 2024

Contents

1. Summary

The town centre land use survey took place between and 23rd October and 11th November 2023 and covers 35 centres and parades across the borough. Units being refurbished or redeveloped are included in the vacancy count. Following the introduction of the combined planning use class in 2020, for the purposes of this report premises were classified into seven broad categories. 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.

2. Introduction

1. Surveys of all the Town Centres, Local Centres, Neighbourhood Centres, and Important Local Parades have been carried out in the London Borough of Richmond upon Thames since the late 1990s. The Council surveys the ground floor occupiers each year to be able to systematically monitor changes in vacancy rates and types of use. They cover approximately 2,500 properties and the previous survey was carried out in 2022.

2. The survey is a snapshot record, undertaken by observation in the field and the surveyor 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 made by the surveyor 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.

3. 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[1] forecasts a surplus of retail floorspace going forward, with rising demand for Food & Beverage floorspace. By 2034 the overall requirement is fairly modest, at around 2,500m^2. The research suggest that the emphasis will be on re-purposing retail floorspace. It is recognised that the pandemic has changed the way we shop, accelerating existing trends with an increased demand for internet shopping particularly for home deliveries.

2. Consequently, 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. Further information on centres in the borough hierarchy can be found in the Assessment of Borough Centres 2023 reports available on the Council's website.[2]

1 https://www.richmond.gov.uk/media/28086/retail_and_leisure_study_phase_2.pdf

2 https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/local_plan_evidence/towns_retail_leisure_research

4. Changes to permitted development rights

The following section looks in detail at changes introduced to permitted development rights, particularly the creation of Class E, the combined commercial class. This is perhaps the most significant change made affecting the planning of centres in decades. In recent years, the government has introduced several 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 (Permitted Development) rights affecting town centres allow:

Came into force in May 2013	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. Some exemptions but no prior approval process.
	change from B1 office to residential. Initially this change was temporary until 30th May 2016 but was subsequently made permanent in April 2016[3]. Some exemptions and limited prior approval process.
Came into force in April 2014	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). Some exemptions and prior approval process.
	retail to banks and building societies (deposit-takers) - allows change of use from a shop (A1) to a bank or a building society. No prior approval process and few exemptions.
Came into force in April 2015	change of use from shops (A1) to financial and professional services (A2). There is no prior approval process and no exemptions.
Came into force in April 2017	changes to permitted development rights to allow change of use from shops (A1 Use Class) to financial services (A2 Use Class). The Council has made an Article 4 Direction to restrict this change in various centres across the borough.
Came into force in September 2020[4]	extending some temporary permitted development rights; takeaway food operations from restaurants, cafes and drinking establishments, and some emergency development rights. 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.) • **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, comprises part of the current A1 and D2 Use Classes and includes small corner shops*, local community halls, outdoor recreational areas, and swimming pools. * Meeting criteria which means that this protection is unlikely to be applicable in this borough Drinking establishments are categorised as sui generis. 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.
Came into force August 2021	A new Permitted Development right introducing change of use from Class E to residential. There are exceptions including Listed Buildings. [5]

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

[5] https://www.planningportal.co.uk/permission/responsibilities/planning-permission/permitted-development-rights

5. 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.

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

The above table is a simplified list identifying the relevant associated retail uses for the purposes of this report.

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):[6]

- 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

Since this change in legislation an Article 4 Direction[7] was made on 21st June 2022 to remove permitted development rights regarding the change of use from class E use to C3 use (dwellinghouses). 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. This Direction has been modified by the Secretary of State, working with Council officers. It came into force on 29 July 2022 and covers 62 areas across the borough where the main concentrations of commercial and business uses are located, including industrial estates and business parks. They include areas within the five town centres, local and neighbourhood centres, and local parades.

[6] https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes
[7] https://www.richmond.gov.uk/services/planning/conservation_and_urban_design/conservation_areas/article_4_directions

6. Methodology

1. This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Reports are published in a phased approach on the Council's website[8].

2. Only the ground floor occupier is recorded unless specified. It is therefore not a survey of floorspace (central Richmond has several stores with sales areas on several floors). When amalgamating figures, occupiers are counted once per centre unless operating from separate premises within the same centre. Therefore, the amalgamation of units will not show the increase in floorspace and may in fact indicate a decrease in units in a particular land use, although the denominator would be reduced in line.

3. The survey includes all businesses in designated shopping frontages in the borough. 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.

4. The report includes a centre vacancy rate which is the number of vacant premises/outlets as a proportion of the total premises/outlets in the centre.

5. Survey results have historically been reported using the former Use Classes Order. However following the amalgamation of use classes in September 2020, this report builds on the methodology used in previous reports, categorising land uses into broader Convenience, Durables and Service categories. Details of the predominant uses in each Retail Category are described in Table 2 below. In some cases, the predominant use in some units may be unclear. 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 stationery.

6. These retail categories are used to compare the proportion of each use between centres and within each centre considering the hierarchy of designated frontage. This shows the variation in retail categories within centres, for example the predominance of Durable/Non-food outlets in the key frontages and more Food and Leisure outlets in the secondary and other frontages.

7. This approach also allows monitoring of changes within the E use class, to show the type of business occupying previously vacant premises, and the changing composition of land uses in different areas of the borough.

[8] http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/authority_monitoring_report.htm

7. The Borough's centres

Table 1: Adopted Local Plan Centre hierarchy

Type of centre	Name of centre
Main centres	Richmond Twickenham Teddington East Sheen Whitton
Local centres	Barnes (High Street & Church Road) East Twickenham Hampton Hill Hampton Village Ham Parade (Common) Kew Gardens St Margarets
Neighbourhood centres	Castelnau Friars Stile Road Hampton Wick Heathside (Powder Mill Lane/Hanworth Road) Sheen Road Kingston Road (Teddington) Stanley Road (Teddington) White Hart Lane (Barnes/Mortlake)
Parades of local importance	Ashburnham Road Fulwell Ham Street/Back Lane Hampton Nursery Lands Hospital Bridge Road Kew Green Kew Road Lower Mortlake Road Nelson Road St Margarets Road (parade north of the A316) Sandycombe Road (Kew) Strawberry Hill Twickenham Green Waldegrave Road Whitton Road

Hierarchy as set out in the adopted Local Plan LP25. Please note that the Publication Plan (Regulation 19 Plan) includes an amendment to the hierarchy with Twickenham Green being promoted to a neighbourhood centre[9]

[9] https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_plan

8. Retail Category Definitions

Table 2: Classification of the type of retail use

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	Bookshop Carpets & Flooring Charity shop Children's & Infants' Wear Clothes Clothes, Crafts, Glass & Gifts Cosmetics & Beauty Products Department Store Discount Store DIY & Home Improvement	Flooring Furniture Hardware & Household Goods Jewellery, Watches & Silver Mobile Phone Phone / Vape Sports, Camping & Leisure Goods Stationer Shoe shop Telephones & Accessories Toys, Games & Hobbies
Food and Leisure	Bakery/Café Bar and Restaurant Café Fast Food & Take Away Restaurant	Restaurant and Bar 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	Chiropodist 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

9. Summary of Vacancies

1. Vacancy rates are a good indicator of the health of town centres. However, unlike some indicators such as pedestrian flow which provide instant information, it may take some time for change to reveal itself through vacancy rates. This is because when the survey is undertaken, a unit may have been vacant for months before that point. Also, a business may be struggling for some time before closure and the survey would not reflect these circumstances. However, there will naturally be changes within centres with some businesses opening and others closing over the course of a year.

2. The total number of vacant units in the borough's high streets and local parades has decreased following the high number of vacancies recorded in 2021, and the vacancy rate is now close to the ten-year average of 7.6%. The largest decreases in vacancy rates have been in the defined Town Centres, which saw the lowest number of vacancies for over 5 years. The local centres saw a slight fall and there has been a slight increase in vacancies in the neighbourhood centres and local parades.

3. Table 4 below shows that the total number of vacancies in **all frontages** has decreased by 7 units since 2022 from 206 to 199.

4. The main town centres have seen a decrease of 9 vacant units compared to 2022 in **designated frontages**, and the vacancy rate is now at a similar level to 2019 and below the ten-year average. The local centres have seen a slight decrease from 32 to 29 vacant units. The neighbourhood centres have increased slightly from 16 vacant units in 2022 to 17 in 2023, and local parades have also seen a slight increase by 2 units between 2022 and 2023.

5. Richmond Town Centre saw a slight increase in vacant units compared to 2022, increasing from 30 to 34. Teddington decreased from 17 vacant units to 11 in 2023, and Twickenham also saw a decrease from 21 to 18 vacancies. East Sheen remained at the same level as in 2022 and Whitton's vacancies increased by 1 vacant unit.

6. At 7.2% the borough centre vacancy rate in **designated frontages**[10] has fallen from the high vacancy rates of 9% in 2021 and 8.2% in 2020 and is slightly lower than the 7.4% seen in 2019.

Table 3: Vacancies in designated frontages

In designated frontages	2014	2015	2016	2017	2019	2020	2021	2022	2023	Average
total number of vacancies	**114**	**125**	**91**	**106**	**137**	**155**	**169**	**144**	**135**	**130**
town centres	67	65	58	61	76	95	106	81	**72**	**76**
local centres	23	30	13	24	25	36	34	32	**29**	**26**
neighbourhood centres	9	19	9	9	15	9	12	16	**17**	**13**
local parades	15	11	11	12	21	15	17	15	**17**	**15**
Vacancy rate (%)	6.1	6.7	4.9	5.7	7.4	8.2	9.0	7.7	**7.2**	**7.0**

Table 4: Vacancies in all frontages

In all frontages	2014	2015	2016	2017	2019	2020	2021	2022	2023	Average
total number of vacancies	**168**	**186**	**133**	**159**	**195**	**206**	**220**	**206**	**199**	**186**
town centres	82	84	74	77	96	115	121	100	**96**	**94**
local centres	36	44	23	43	44	52	47	51	**42**	**42**
neighbourhood centres	25	41	16	17	25	17	25	28	**33**	**25**
local parades	25	17	20	22	30	22	27	27	**28**	**24**
Vacancy rate (%)	6.9	7.7	5.5	6.6	8.0	8.3	8.9	8.4	**8.1**	**7.6**

[10] Designated frontages as classified in the Local Plan adopted 2018 and 2020. See Appendix 4 and Policies Map.

10. Centre Vacancy Rates

The number of vacant units as a proportion of the total units in the centre.

- The overall number of vacant units in the borough has decreased slightly with 199 vacant units, compared to 206 in 2022. This gives a vacancy rate of 8.1% in all frontages, which was last seen in 2019 and remains well below the national average estimate of around 14%, and the estimate for Greater London of 11%.[11].
- At 7.2% the borough centre vacancy rate in designated frontages[12] continues to be low.

Boroughwide Centre Vacancy Rate (All frontages)

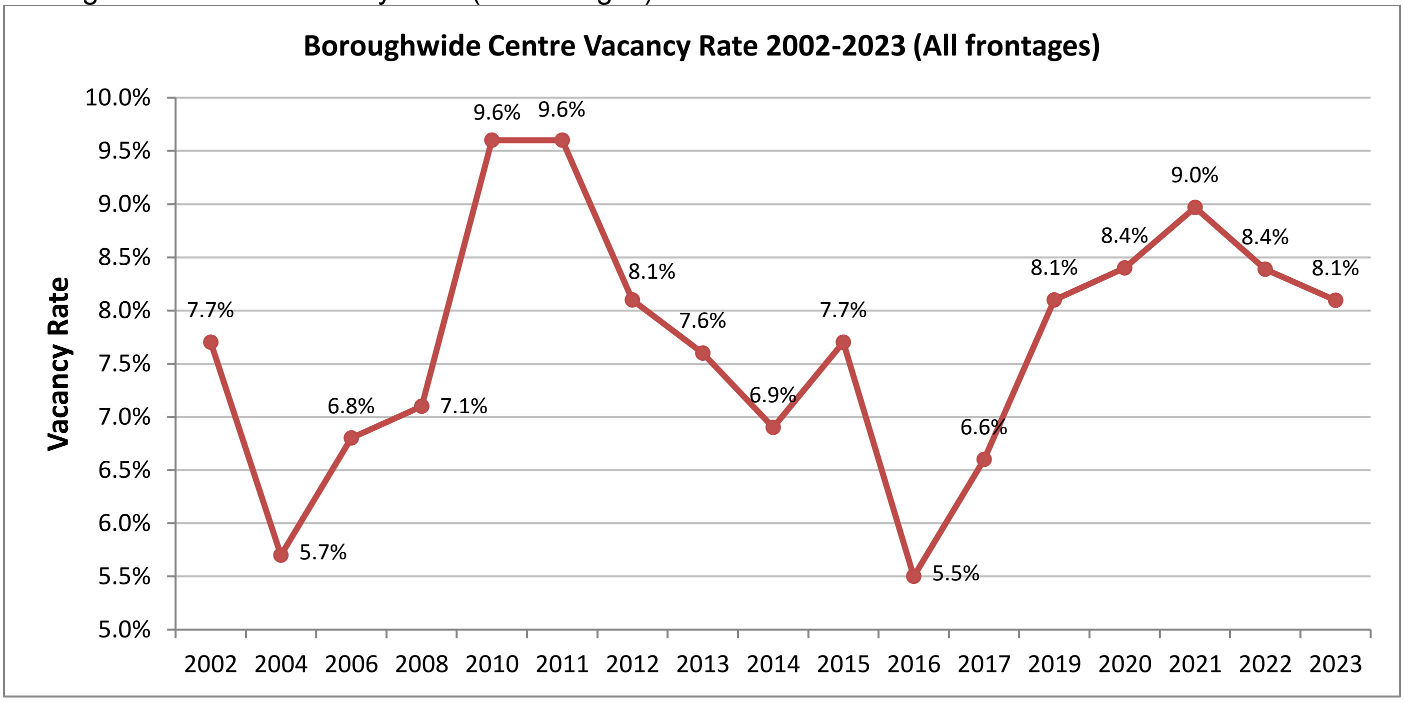


Table 5: Boroughwide Centre Vacancy Rate (All frontages) 2013 - 2023

Year	2013	2014	2015	2016	2017	2019	2020	2021	2022	2023
Vacancy Rate	7.6%	6.9%	7.7%	5.5%	6.6%	8.1%	8.4%	9%	8.4%	8.1%

[11] https://www.localdatacompany.com/blog/press-release-brc-ldc-vacancy-monitor-q3-2022
[12] Designated frontages as classified in the Local Plan adopted 2018. See Appendix 4 and Policies Map.

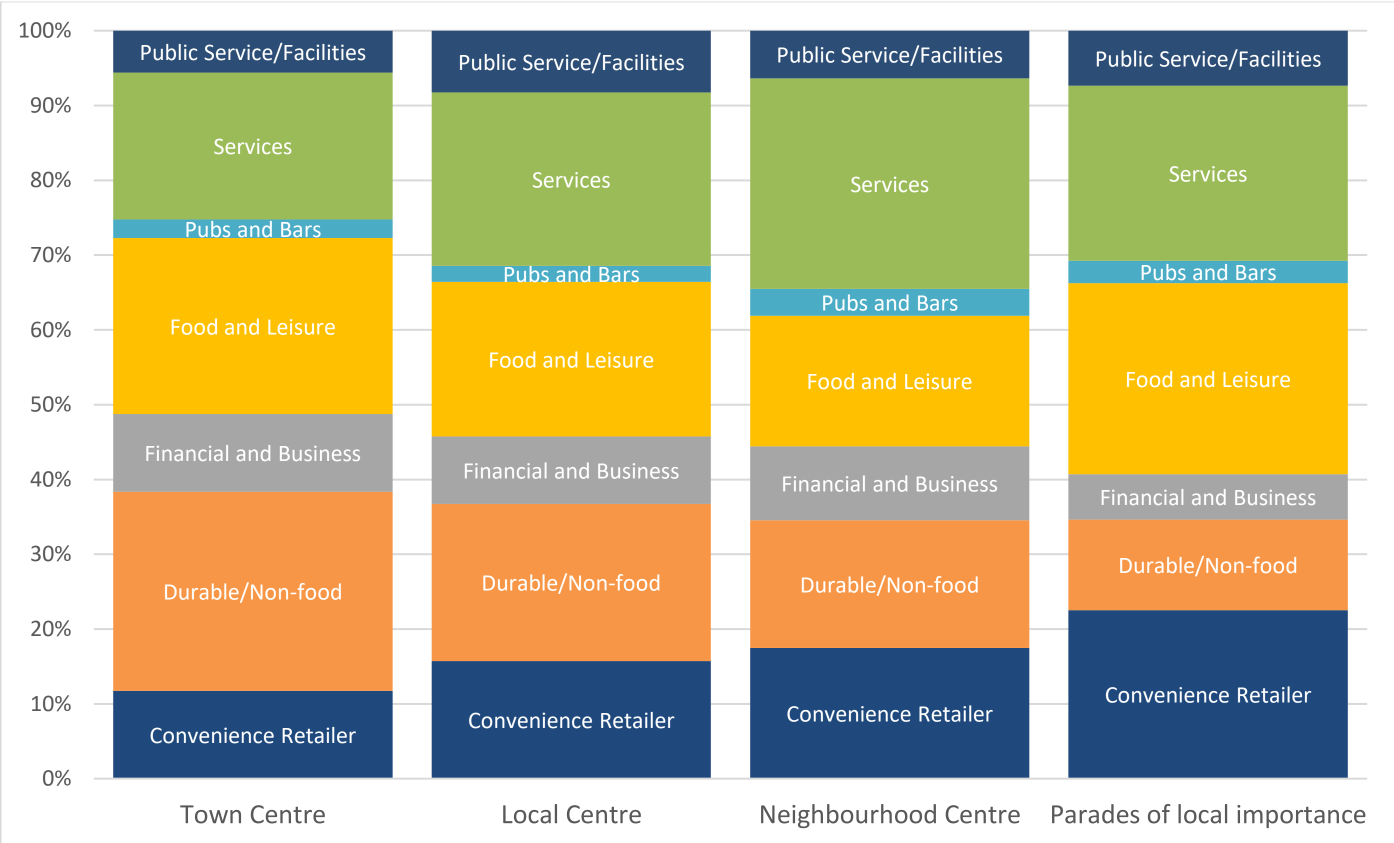
11. Categories by Frontage

The table and chart below show the percentage of all units by category that are in the hierarchy of centres in the borough. These show for example, that the majority Durable/Non-food outlets are generally in Town Centres and the majority of Convenience Retailers are in the Neighbourhood Centres and Parades.

Table 6: Percentage of trading units in centres and parades by category

	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Town Centre	12%	20%	27%	10%	23%	2%	6%
Local Centre	16%	23%	21%	9%	21%	2%	8%
Neighbourhood Centre	17%	28%	17%	10%	18%	4%	6%
Parades of local importance	23%	23%	12%	6%	26%	3%	7%

Red = increase, Blue = decrease when compared to 2022



12. Town Centre Vacancy Rates

The overall vacancy rate for **all frontages** in the borough's five town centres in 2023 is 7.5%, a slight decrease on the 7.8% recorded in 2022. The fall of 0.3% followed the significant decrease of 1.6% in the previous year from a peak of 9.4%. The numbers of vacancies have fallen by 4 units across the five centres in all frontages, although there is some variation between the key and secondary frontages.

The greatest decrease of 3.2% was in Teddington town centre, and Twickenham also saw a decrease in vacancy rates of 1%. Richmond town centre's vacancy rate increased by 1.2%, and there was a slight increase of 0.7% in Whitton. Richmond now has the highest vacancy rate of 9.5% recorded with 34 vacant units out of a total of 334 units in the centre.

- 72 units in **all designated frontages** in the five town[13] centres were vacant in 2023, which is a vacancy rate of 6.7%. This is compared to 7.5% in 2022, 9.8% in 2021 and 8.8% in 2020. The lowest rate was 5.4% recorded in 2016.
- Vacancy rates in **key shopping frontages** are slightly higher with 7.6% of units vacant, compared with 7.4% in 2022, 9.2% in 2021 and 9.3% recorded in 2020.
- Vacancy rates in **secondary frontages** have fallen significantly to 5.4%, from 7.5% in 2022 and 10.5% in 2021.
- The town centre vacancy rate in **all frontages** is higher than in designated frontages but has continued to decrease to 7.5% from 7.8% in 2022, and 9.4% in 2021.

Town Centre Vacancy Rate (All frontages)

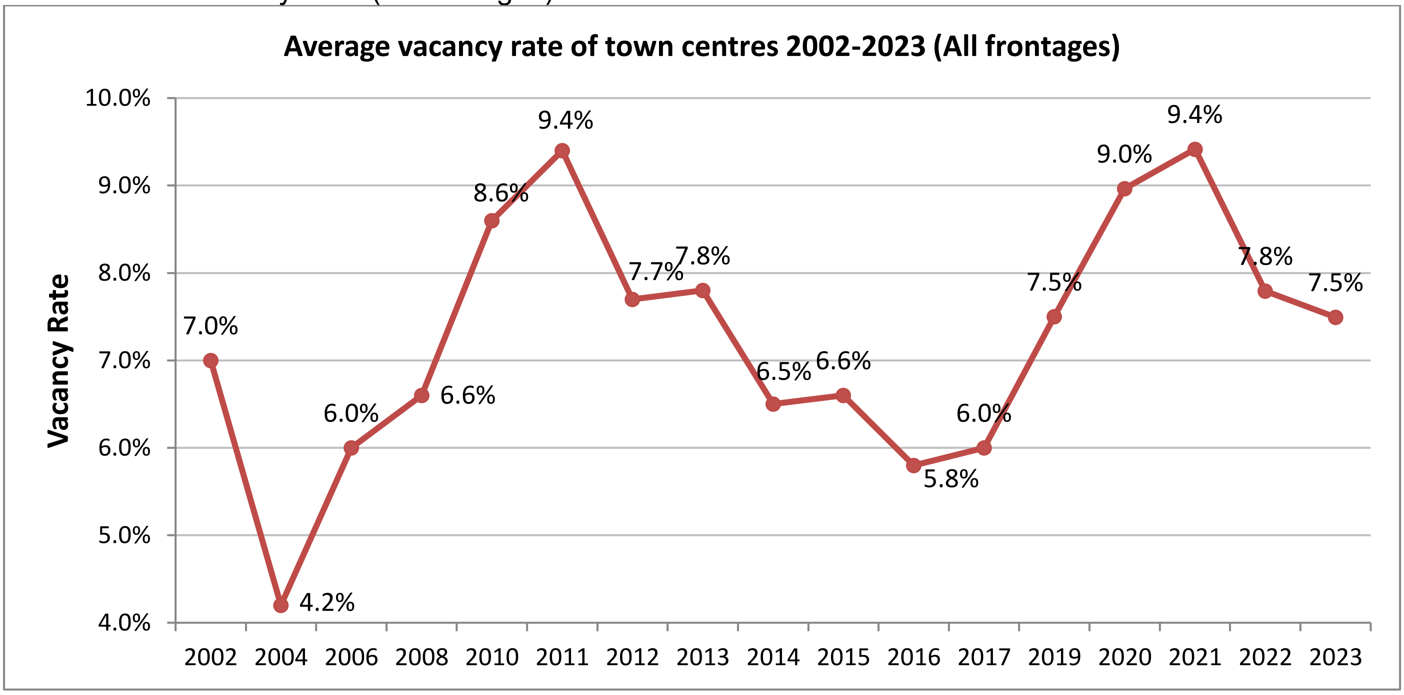


Table 7: Town Centre Vacancy Rate (All frontages) 2012 - 2023

Year	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2019**	**2020**	**2021**	**2022**	**2023**
Vacancy Rate	7.7%	7.8%	6.5%	6.6%	5.8%	6.0%	7.5%	9.0%	9.4%	7.8%	7.5%

Table 8: Town Centre Vacancy Rate (All frontages)

	2015	**2016**	**2017**	**2019**	**2020**	**2021**	**2022**	**2023**	**Average**
Richmond	7.3	5.3	4.7	6.7	9.7	12.1	8.3	9.5	**7.9%**
East Sheen	4.8	6.2	7.6	9.3	9.9	11.4	9.0	9.0	**8.4%**
Teddington	3.6	7.7	7.2	4.6	8.2	7.2	8.8	5.6	**6.6%**
Twickenham	8.4	5.7	5.7	9.1	9.4	6.6	7.0	6.0	**7.2%**
Whitton	9	3.8	5.2	6.6	5.2	7.4	4.4	5.1	**5.8%**
Total	**6.6**	**5.8**	**6.0**	**7.5**	**9.0**	**9.4**	**7.8**	**7.5**	**7.5%**

[13] Town centres are synonymous with main centres as defined in the adopted Local Plan

13. Town Centre Categories

The tables and chart below show the percentage of all units in the 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 Richmond and East Sheen have a high proportion of Durable / Non-food units compared to other Town Centres and Whitton a large number of Convenience Retailers and Services. The differences in composition in each Town Centre illustrates the market forces, character, and demographic of each area. Table 9 shows changes in each town centre since the 2022 survey. Notable changes include a decrease in Durable/ Non-food outlets in Richmond and an increase in Teddington and Twickenham.

Table 9: Percentage of trading units in Town Centres by category

Town Centre	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
East Sheen	12%	20%	30%	9%	22%	1%	6%
Richmond	8%	18%	30%	11%	25%	4%	4%
Teddington	11%	20%	27%	10%	23%	2%	6%
Twickenham	13%	20%	21%	11%	25%	3%	7%
Whitton	18%	22%	21%	10%	22%	2%	5%
Grand Total	**12%**	**20%**	**27%**	**10%**	**24%**	**2%**	**6%**

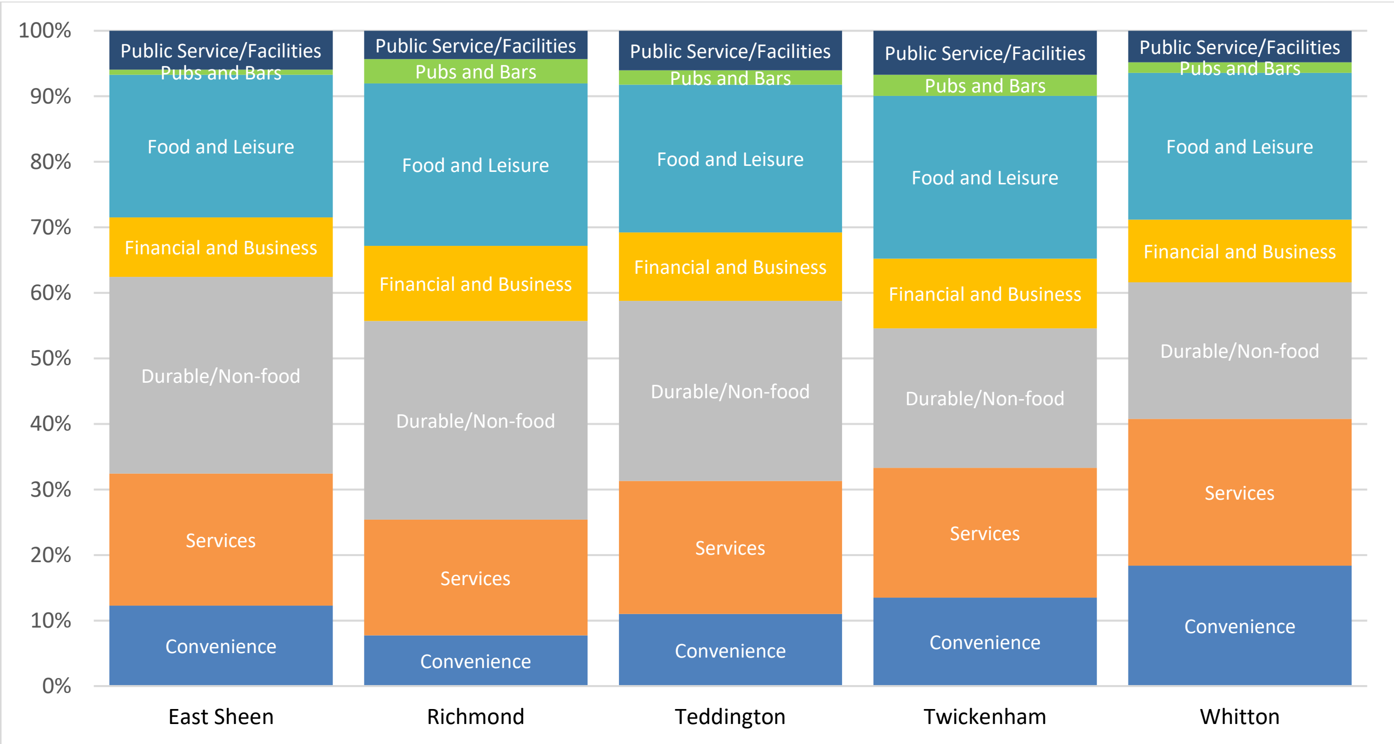


Table 10: Change in percentage of trading units in Town Centres by category – 2022 - 2023

Town Centre	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
East Sheen	0.3%	0.2%	1.0%	-0.9%	-1.3%	-0.2%	0.9%
Richmond	-0.3%	0.6%	-1.7%	0.5%	0.8%	-0.3%	0.3%
Teddington	-1.0%	-0.7%	1.5%	-0.6%	0.5%	0.2%	0.0%
Twickenham	-0.5%	-0.1%	1.3%	-1.4%	-0.2%	0.2%	0.7%
Whitton	-0.6%	-0.6%	0.8%	-0.4%	0.4%	-0.4%	-0.2%
Grand Total	-0.2%	-0.3%	0.6%	-0.6%	0.5%	0.5%	0.6%

14. Town Centre Vacancy Rates

Table 11: Vacancy rates in 5 main town centres (designated frontages)

	key shopping frontage							secondary shopping frontage							all designated frontage						
	2016	2017	2019	2020	2021	2022	**2023**	2016	2017	2019	2020	2021	2022	**2023**	2016	2017	2019	2020	2021	2022	**2023**
Richmond	4.7	4.3	4.8	10.8	10.4	6.5	**9.6**	7.1	5.9	9.8	8.6	17.8	11.2	**6.7**	5.5	4.8	6.3	10.1	12.7	8.0	**8.7**
East Sheen	3.9	6.6	14.7	11.8	15.6	10.4	**5.2**	6	9	5.2	6	7.5	4.5	**6.0**	5.3	8.1	8.6	8.1	10.5	6.7	**5.7**
Teddington	7.7	4.3	6	6	6.8	9.4	**6.8**	6.7	6.7	5.1	15.3	10.2	10.0	**5.0**	7.3	5.1	5.7	9.1	8.0	9.6	**6.2**
Twickenham	4.6	6.2	8.5	11.4	7.5	7.5	**8.2**	6.1	3.5	7.8	7	7.8	7.8	**4.3**	5.3	4.9	8.2	9.3	7.6	7.6	**6.4**
Whitton	1.8	7	8.6	3.6	5.2	3.4	**3.4**	4.2	6.1	6	8	10	4	**4**	2.9	6.6	7.4	5.7	7.4	3.7	**3.7**
Average	4.9	5.2	7.4	9.5	9.2	7.4	**7.6**	6.2	6.3	6.7	8.2	10.5	7.5	**5.4**	5.4	5.7	7.2	8.9	9.8	7.5	**6.7**

Table 12: Vacancy rates in 5 main town centres (all frontages)

	centre vacancy rate (all frontages)								number of vacant units							
	2015	2016	2017	2019	2020	2021	2022	**2023**	2015	2016	2017	2019	2020	2021	2022	**2023**
Richmond	7.3	5.3	4.7	6.7	9.7	12.1	8.3	**9.5**	26	19	17	24	35	44	30	**34**
East Sheen	4.8	6.2	7.6	9.3	9.9	11.4	9.0	**9.0**	14	18	22	27	29	33	26	**26**
Teddington	3.6	7.7	7.2	4.6	8.2	7.2	8.8	**5.6**	7	15	14	9	16	14	17	**11**
Twickenham	8.4	5.7	5.7	9.1	9.4	6.6	7.0	**6.0**	25	17	17	27	28	20	21	**18**
Whitton	9	3.8	5.2	6.6	5.2	7.4	4.4	**5.1**	12	5	7	9	7	10	6	**7**
Average/total	6.6	5.8	6	7.5	9.0	9.4	7.8	**7.5**	84	74	77	96	115	121	100	**96**

Source: LBRuT Town Centre Land Use Surveys. Produced by Local Plan/Monitoring & Information Teams. Snapshot surveys.
Red indicates an increase in the vacancy rate between 2022 and 2023, **black** no change, and **blue** a fall in the rate.

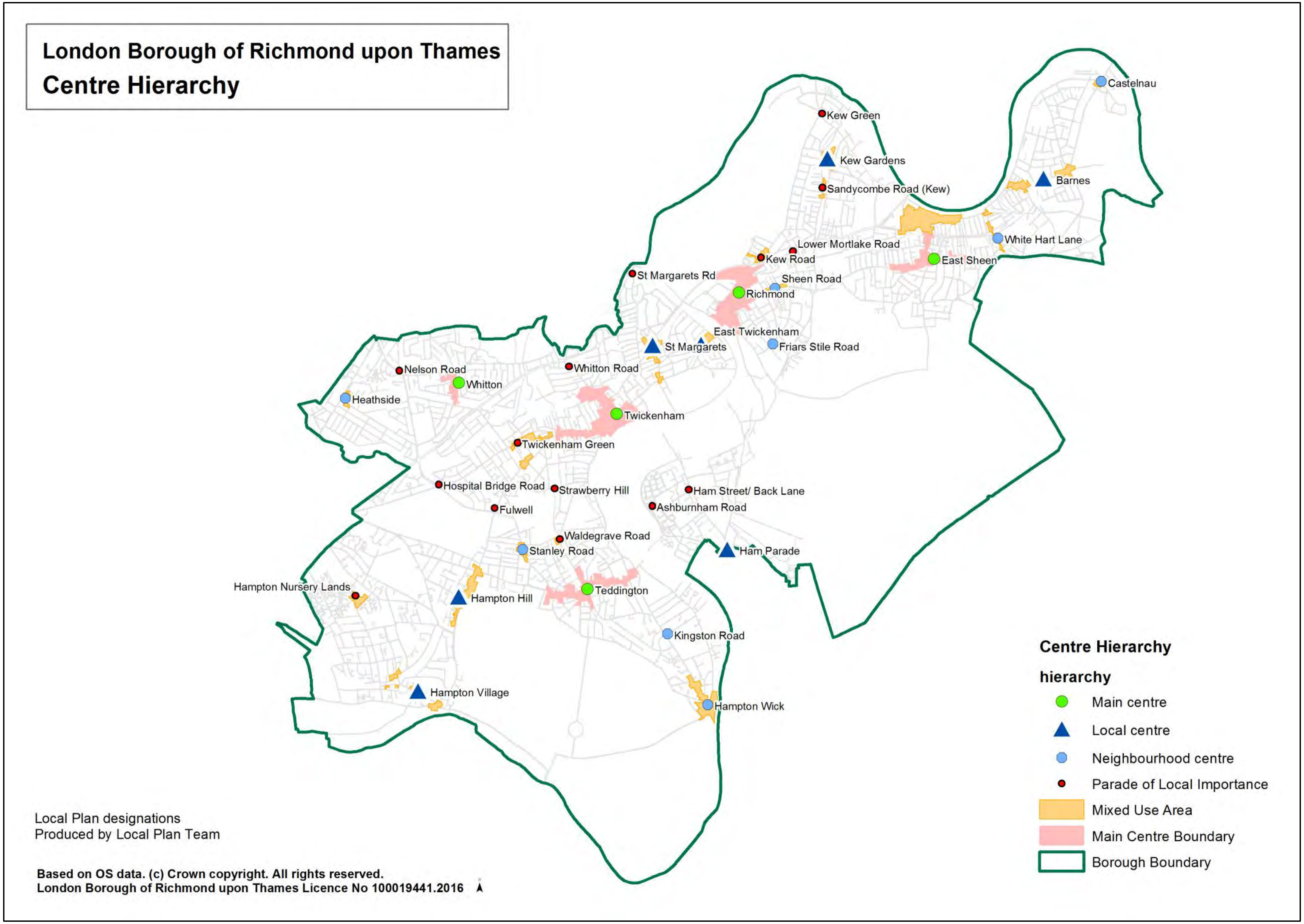
Table 13: Vacancy Rates in Local, Neighbourhood Centres and Local Parades (designated frontages)

	key shopping frontage							**secondary shopping frontage**							**all designated frontage**						
	2016	2017	2019	2020	2021	2022	**2023**	2016	2017	2019	2020	2021	2022	**2023**	2016	2017	2019	2020	2021	2022	**2023**
Local centres																					
Barnes	2.6	8.0	5.3	6.6	7.9	3.9	**5.3**	0.0	11.5	3.8	11.5	0.1	23.1	**11.5**	2.0	8.9	4.9	7.8	8.8	8.8	**6.9**
East Twickenham	11.1	0.0	0.0	17.6	23.5	17.6	**23.5**	0.0	5.7	5.7	5.7	0.0	11.3	**9.4**	2.9	4.2	4.3	8.6	8.6	12.9	**12.9**
Hampton Hill	0.0	3.4	17.2	24.1	17.2	3.4	**3.8**	2.1	4.3	6.5	10.4	0.1	2.1	**4.2**	1.3	3.9	10.7	15.6	11.7	2.7	**4.1**
Hampton Village	3.7	3.7	7.1	7.1	14.3	7.1	**14.3**	0.0	0.0	5.0	0.0	0.1	5.0	**5.0**	2.2	2.1	6.3	4.2	10.4	6.3	**10.4**
Ham Parade	6.7	6.7	0.0	0.0	0.0	6.7	**3.3**	0.0	0.0	0.0	25.0	0.0	0.0	**0.0**	5.9	5.9	0.0	2.9	0.0	5.9	**2.9**
Kew Gardens	4.2	0.0	0.0	4.2	0.0	8.3	**0.0**	6.3	0.0	6.3	6.3	0.1	12.5	**6.3**	5.0	0.0	2.6	5.0	2.5	10.0	**2.5**
St Margarets	0.0	0.0	3.2	3.2	3.3	0.0	**3.3**	9.4	18.8	12.1	12.1	0.1	9.1	**5.9**	4.8	9.5	7.8	7.8	6.3	4.8	**4.7**
Average	3.4	4.3	5.1	8.1	8.5	5.6	**6.5**	2.6	7.1	6.6	8.5	0.1	9.5	**7.0**	3.0	5.6	5.8	8.3	7.8	7.4	**6.7**
Neighbourhood																					
Castelnau	0.0	0.0	8.7	0.0	13.0	21.7	**26.1**	-	-	-	-	-	-	**-**	0.0	0.0	8.7	0.0	13.0	21.7	**26.1**
Friars Stile Road*	6.3	0.0	5.9	0.0	0.0	0.0	**0.0**	-	-	-	-	-	-	**-**	6.3	0.0	5.9	0.0	0.0	0.0	**0.0**
Hampton Wick*	25.0	12.5	0.0	12.5	12.5	0.0	**0.0**	-	-	-	-	-	-	**-**	25.0	12.5	0.0	12.5	12.5	0.0	**0.0**
Heathside	0.0	0.0	20.0	13.3	6.7	20.0	**6.3**	7.7	0.0	7.7	7.1	0.1	0.0	**0.0**	3.6	0.0	14.3	10.3	10.3	10.3	**3.3**
Sheen Road	11.1	0.0	11.1	11.1	33.3	33.3	**11.1**	0.0	0.0	0.0	0.0	0.0	16.7	**0.0**	6.3	0.0	5.9	5.9	14.3	26.7	**6.7**
Kingston Road	6.7	6.7	6.7	6.7	0.0	6.7	**13.3**	0.0	16.7	0.0	0.0	0.0	0.0	**0.0**	5.6	9.5	4.8	4.8	0.0	4.8	**9.5**
Stanley Road	0.0	4.8	0.0	0.0	0.0	4.8	**4.8**	6.7	6.7	12.5	0.0	0.0	0.0	**0.0**	2.8	5.6	5.4	0.0	0.0	2.7	**2.7**
White Hart Lane	4.8	9.5	13.0	8.7	4.3	4.3	**8.7**	4.8	9.5	4.8	4.8	0.0	4.8	**19.0**	4.8	9.5	9.1	6.8	4.5	4.5	**13.6**
Average	4.7	3.9	8.4	5.3	6.9	10.7	**9.8**	5.1	6.3	6.3	3.1	0.0	3.2	**6.3**	4.8	4.7	7.7	4.6	6.2	8.2	**8.7**
Local parades																					
Ashburnham Road	0.0	0.0	12.5	25.0	25.0	12.5	**12.5**	-	-	-	-	-	-	**-**	0.0	0.0	12.5	25.0	25.0	12.5	**12.5**
Fulwell	11.1	0.0	22.2	11.1	33.3	22.2	**20.0**	-	-	-	-	-	-	**-**	11.1	0.0	22.2	11.1	33.3	22.2	**20.0**
Ham Street / Back Lane	15.4	23.1	30.8	15.4	23.1	30.8	**23.1**	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**	11.8	17.6	23.5	11.8	17.6	23.5	**17.6**
Hampton Nursery Lands	0.0	0.0	25.0	25.0	0.0	0.0	**50.0**	-	-	-	-	-	-	**-**	0.0	0.0	25.0	25.0	0.0	0.0	**50.0**
Hospital Bridge Road	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**	-	-	-	-	-	-	**-**	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**
Kew Green	12.5	25.0	0.0	0.0	0.0	0.0	**0.0**	-	-	-	-	-	-	**-**	12.5	25.0	0.0	0.0	0.0	0.0	**0.0**
Kew Road	-	-	-	-	-	-	**-**	3.4	3.4	10.3	0.0	0.0	0.0	**0.0**	3.4	3.4	10.3	3.4	6.9	10.3	**6.9**
Lower Mortlake Road	0.0	0.0	0.0	27.3	18.2	9.1	**9.1**	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**	0.0	0.0	0.0	25.0	16.7	8.3	**8.3**
Nelson Road	18.2	18.2	27.3	0.0	9.1	9.1	**18.2**	-	-	-	-	-	-	**-**	18.2	18.2	27.3	9.1	9.1	9.1	**18.2**
Sandycombe Road**	0.0	0.0	16.7	0.0	0.0	0.0	**16.7**	0.0	16.7	0.0	33.3	16.7	16.7	**0.0**	0.0	8.3	16.7	16.7	8.3	8.3	**8.3**
Strawberry Hill	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**	-	-	-	-	-	-	**-**	0.0	12.5	25.0	0.0	0.0	0.0	**0.0**
Twickenham Green	11.1	0.0	5.6	0.0	5.6	0.0	**0.0**	-	-	-	-	-	-	**-**	11.1	0.0	0.0	0.0	7.1	0.0	**0.0**
Waldegrave Road	10.0	20.0	20.0	10.0	0.0	0.0	**0.0**	0.0	0.0	0.0	0.0	0.0	0.0	**0.0**	7.1	0.0	5.6	5.6	0.0	5.6	**5.6**
St Margarets Road*	-	-	-	-	-	-	**-**	12.5	12.5	25.0	12.5	12.5	12.5	**25.0**	12.5	14.3	14.3	7.1	7.1	7.1	**14.3**
Whitton Road	0.0	0.0	0.0	0.0	16.7	0.0	**0.0**	-	-	-	-	-	-	**-**	0.0	0.0	0.0	0.0	16.7	0.0	**0.0**
Average	7.2	7.3	12.2	7.4	10.6	7.3	**9.7**	3.8	5.8	11.5	5.8	3.8	3.8	**5.8**	6.3	6.9	12.0	5.7	9.7	8.6	**9.7**

Table 14: Vacancy Rates in Local, Neighbourhood Centres and Local Parades (all frontages)

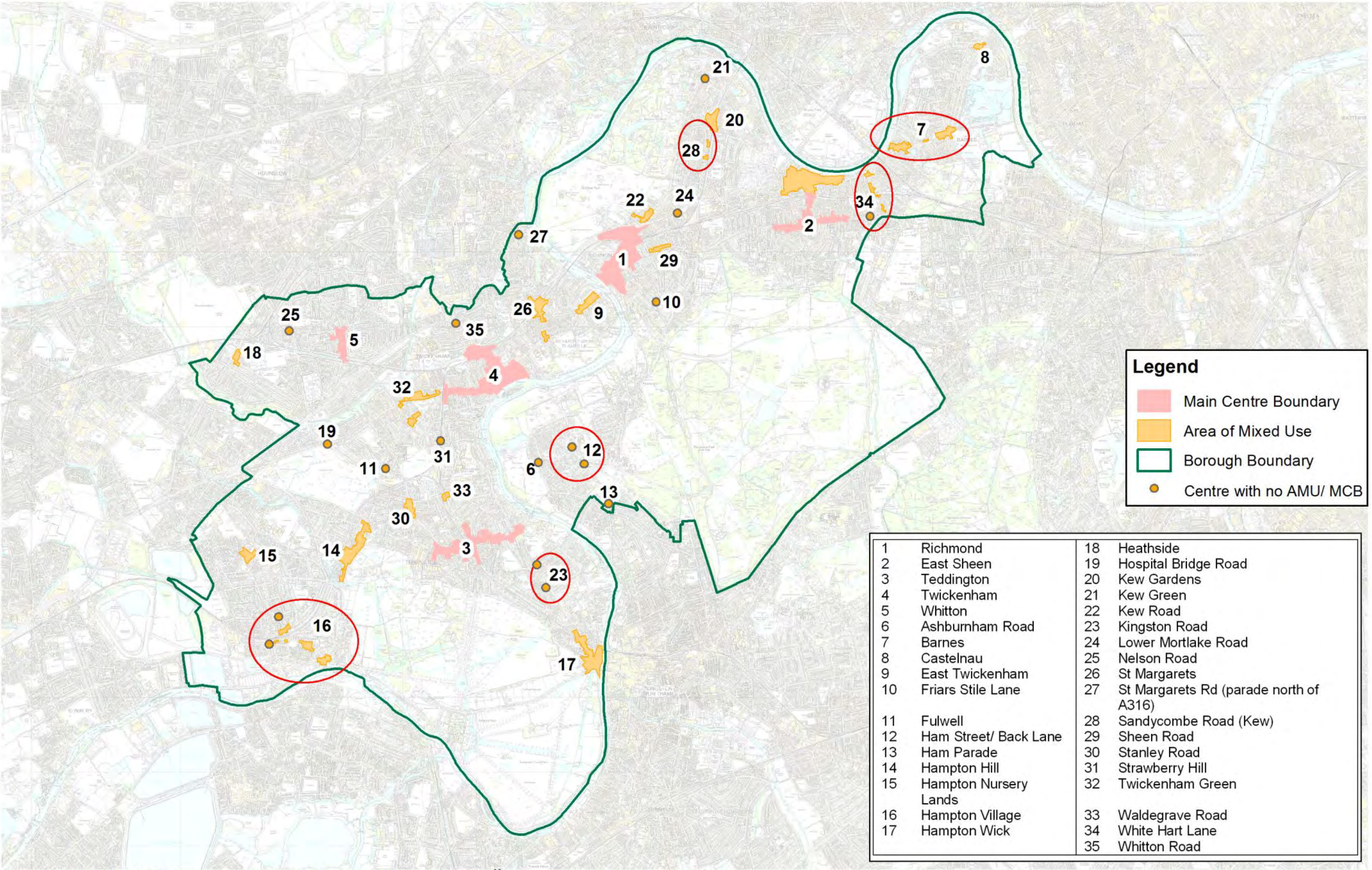
	centre vacancy rate (all frontages)							number of vacant units						
	2016	2017	2019	2020	2021	2022	**2023**	2016	2017	2019	2020	2021	2022	**2023**
Local centres														
Barnes	2.4	8.6	7.0	8.6	7.9	8.7	**6.3**	3	11	9	11	10	11	**8**
East Twickenham	2.7	3.9	5.3	9.3	9.3	13.3	**11.7**	2	3	4	7	7	10	**9**
Hampton Hill	6.2	12.9	13.6	14.9	12.8	10.0	**9.2**	8	17	18	20	17	13	**12**
Hampton Village	2.5	1.3	7.4	6.2	8.5	8.5	**9.8**	2	1	6	5	7	7	**8**
Ham Parade	7	9.3	0.0	2	0	7	**2.3**	3	4	0	1	0	3	**1**
Kew Gardens Station	4.1	2.0	2.1	4.1	4.2	8.3	**2.1**	2	1	1	2	2	4	**1**
St Margarets	4.4	8.8	8.7	8.7	5.9	4.4	**4.3**	3	6	6	6	4	3	**3**
Average/total	4	7.5	7.6	9.0	8.2	8.9	**7.3**	23	43	44	52	47	51	**42**
Neighbourhood centres														
Castelnau	0	0.0	8.0	0.0	12.0	20.0	**24.0**	0	0	2	0	3	5	**6**
Friars Stile Road	5.3	4.8	4.8	0.0	4.8	0.0	**0.0**	1	1	1	0	1	0	**0**
Hampton Wick	11.1	6.9	5.1	8.1	14.5	9.5	**11.1**	5	4	3	5	9	6	**7**
Heathside	3	0.0	15	11.8	11.8	11.8	**5.7**	1	0	5	4	4	4	**2**
Sheen Road	6.5	4.3	8.7	4.3	6.8	11.4	**11.4**	3	2	4	2	3	5	**5**
Kingston Road	5.6	9.5	4.8	4.8	0.0	4.8	**9.5**	1	2	1	1	0	1	**2**
Stanley Road	4.4	6.7	8.7	2.2	2.2	6.5	**6.5**	2	3	4	1	1	3	**3**
White Hart Lane	5.4	8.3	8.1	6.3	6.3	6.3	**12.7**	3	5	5	4	4	4	**8**
Average/total	5.6	5.5	8.0	5.3	7.9	8.8	**10.4**	16	17	25	17	25	28	**33**
Local parades														
Ashburnham Road	0	0.0	0	25.0	25.0	12.5	**12.5**	0	0	0	2	2	1	**1**
Fulwell	8.3	0.0	17	8.3	25.0	16.7	**15.4**	1	0	2	1	3	2	**2**
Ham Street / Back Lane	11.1	16.7	22.2	11.1	16.7	22.2	**16.7**	2	3	4	2	3	4	**3**
Hampton Nursery Lands	0	0.0	9	8.3	9.1	9.1	**27.3**	0	0	1	1	1	1	**3**
Hospital Bridge Road	0	0.0	0	0	0	0	**0.0**	0	0	0	0	0	0	**0**
Kew Green	5.3	15.8	0.0	5	5	5	**5.3**	1	3	0	1	1	1	**1**
Kew Road	2.9	2.9	8.6	2.9	8.6	8.6	**5.7**	1	1	3	1	3	3	**2**
Lower Mortlake Road	0	4.5	0.0	14	14	14	**13.6**	0	1	0	3	3	3	**3**
Nelson Road	18.2	18.2	27.3	9.1	9.1	9.1	**18.2**	2	2	3	1	1	1	**2**
Sandycombe Road**	5.1	7.7	10.3	10.3	5.3	7.9	**7.9**	2	3	4	4	2	3	**3**
Strawberry Hill	0	0.0	0	0	0	0	**0.0**	0	0	0	0	0	0	**0**
Twickenham Green	11.4	4.5	9.1	4.5	6.8	9.1	**9.1**	5	2	4	2	3	4	**4**
Waldegrave Road	6.7	13.3	13.3	6.7	6.7	13.3	**13.3**	1	2	2	1	1	2	**2**
St Margarets Road*	9.1	9.1	18.2	7.1	14.3	14.3	**14.3**	1	1	2	1	2	2	**2**
Whitton Road	28.6	26.7	33.3	13.3	16.7	0.0	**0.0**	4	4	5	2	2	0	**0**
Average/total	7.1	7.9	10.8	7.9	9.8	9.8	**10.1**	20	22	30	22	27	27	**28**

Red indicates an increase in the vacancy rate between 2022 and 2023, **black** no change, and **blue** a fall in the rate.



London Borough of Richmond upon Thames
Centre Hierarchy
Castelnau
Kew Green
Kew Gardens
Barnes
Sandycombe Road (Kew)
White Hart Lane
Lower Mortlake Road
Kew Road
East Sheen
St Margarets Rd
Sheen Road
Richmond
East Twickenham
St Margarets
Friars Stile Road
Whitton Road
Nelson Road
Whitton
Heathside
Twickenham
Twickenham Green
Hospital Bridge Road
Strawberry Hill
Ham Street/ Back Lane
Ashburnham Road
Fulwell
Waldegrave Road
Stanley Road
Ham Parade
Hampton Nursery Lands
Hampton Hill
Teddington
Kingston Road
Hampton Village
Hampton Wick
Centre Hierarchy
hierarchy
Main centre
Local centre
Neighbourhood centre
Parade of Local Importance
Mixed Use Area
Main Centre Boundary
Borough Boundary
Local Plan designations
Produced by Local Plan Team

Centres in Richmond upon Thames



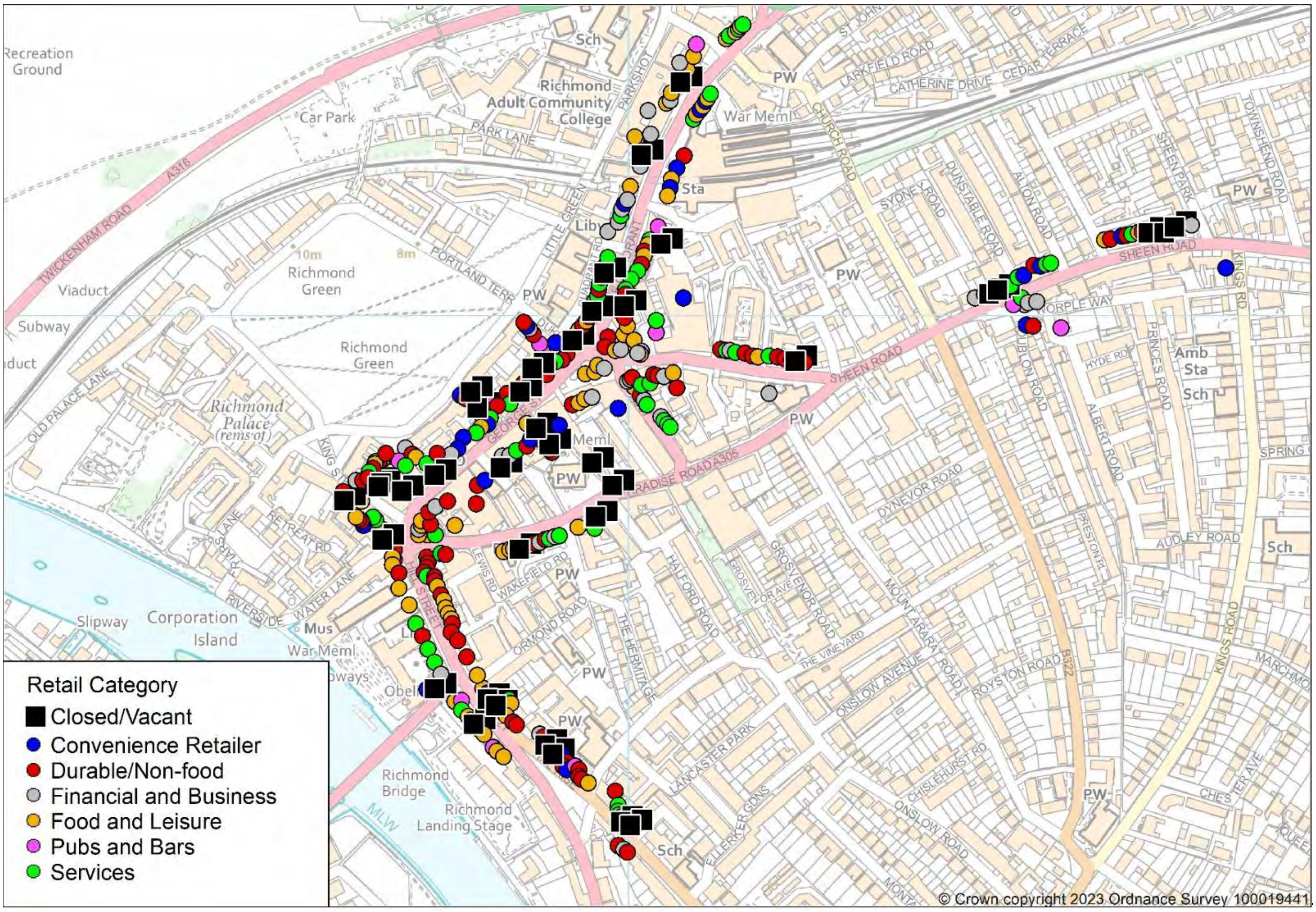
N

Red circles identify extent of designated frontage in that particular centre

Local Plan designations
Produced by Local Plan Team

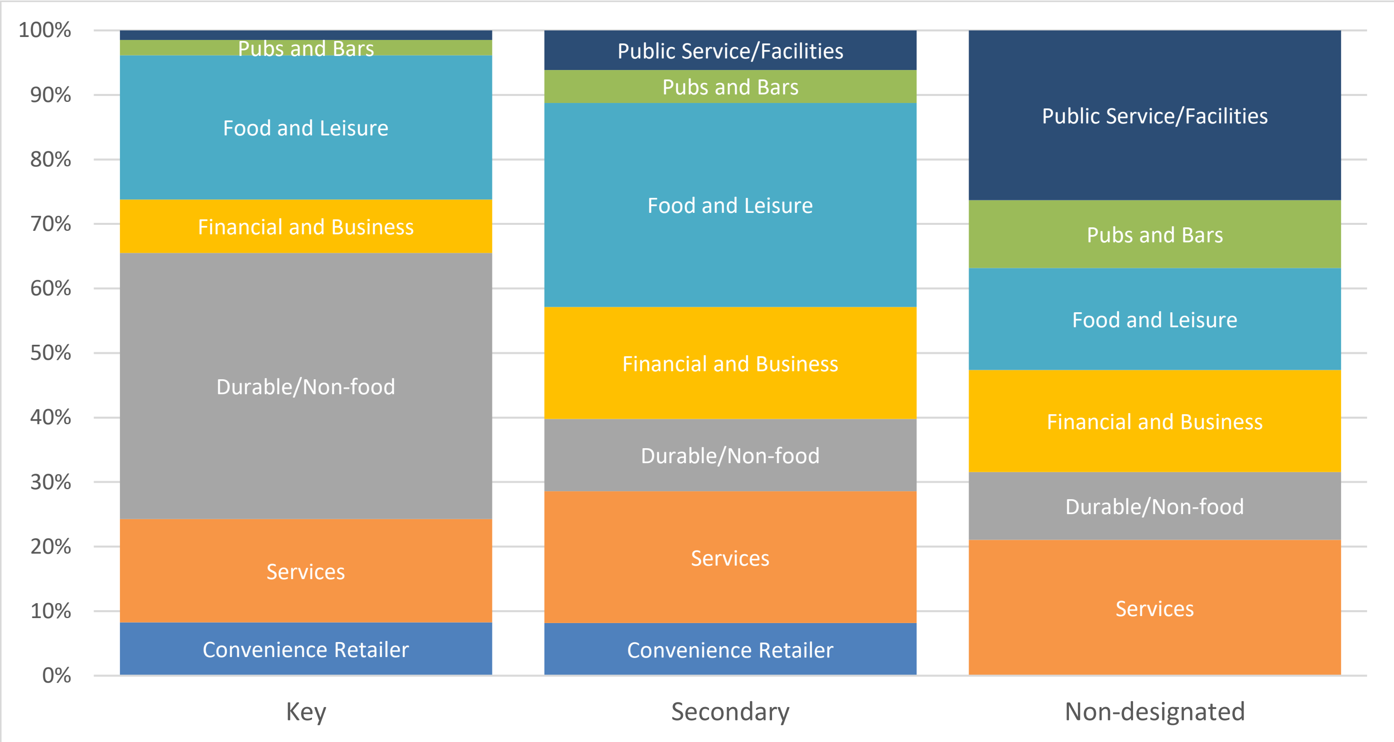
15. Richmond Town Centre – Headline results

- Out of the 34 vacancies in Richmond town centre, 31 were vacant units and 3 were undergoing refurbishment.
- 13 of the vacant units were also recorded as vacant in 2022, and 8 of these were also vacant in 2021.
- Vacancies are spread evenly across the centre with 6 on George Street, 5 on The Quadrant and Hill Rise, and 3 on Paradise Road.
- 4 of the newly vacant units were previously cafes, 3 were restaurants or takeaways, and others included a clothes shop, bicycle shop and a tailor.
- 22 vacant units were in Key Frontages, 7 were in Secondary Frontages and 5 in non-designated frontages.



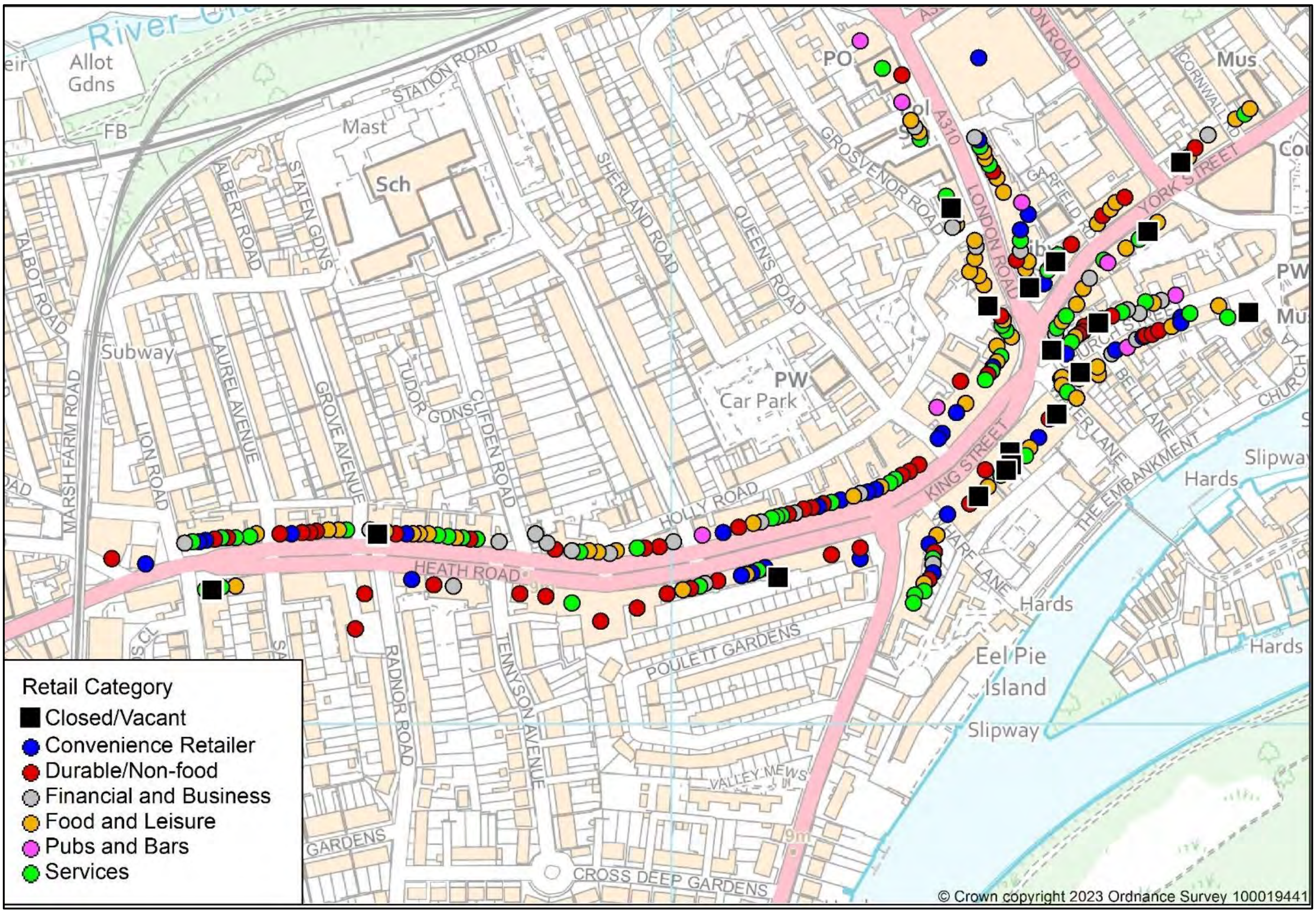
16. Richmond Town Centre – Retail Categories

Frontage	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Key	8%	16%	41%	8%	22%	2%	1%
Secondary	8%	20%	11%	17%	32%	5%	6%
Non-designated	0%	21%	11%	16%	16%	11%	26%
Grand Total	8%	18%	30%	11%	25%	4%	4%



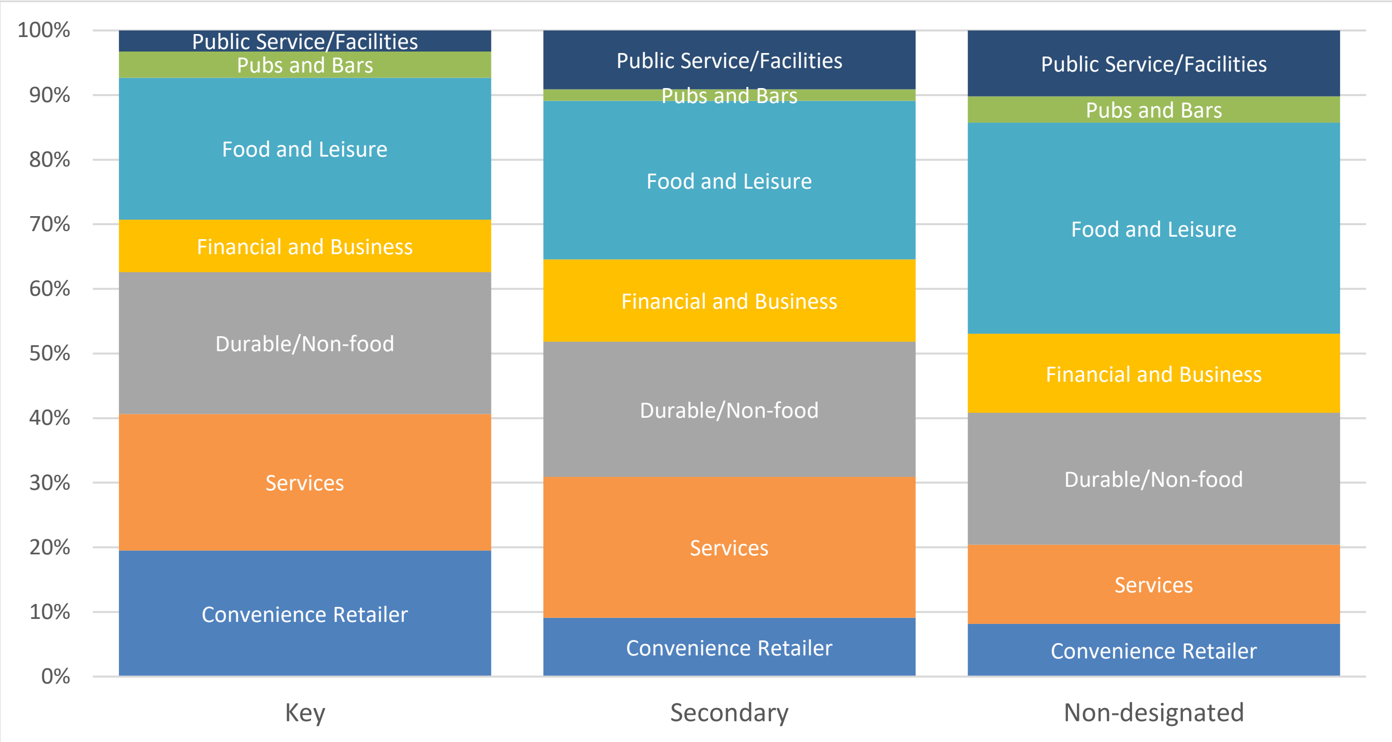
17. Twickenham – Headline results

- There were 18 vacancies in Twickenham Town Centre which compares to a total of 21 vacant units in 2022.
- 9 newly vacant units included 3 banks and 3 restaurants, a florist, and a hairdresser.
- 9 vacant shops remained unoccupied from 2022.
- King Street saw the most vacancies with 5 units, York Street had 4, and there were 3 vacant units each in Church Street, Heath Road, and London Road.
- 11 of the vacancies were in key shopping frontages and 5 were in secondary frontages.



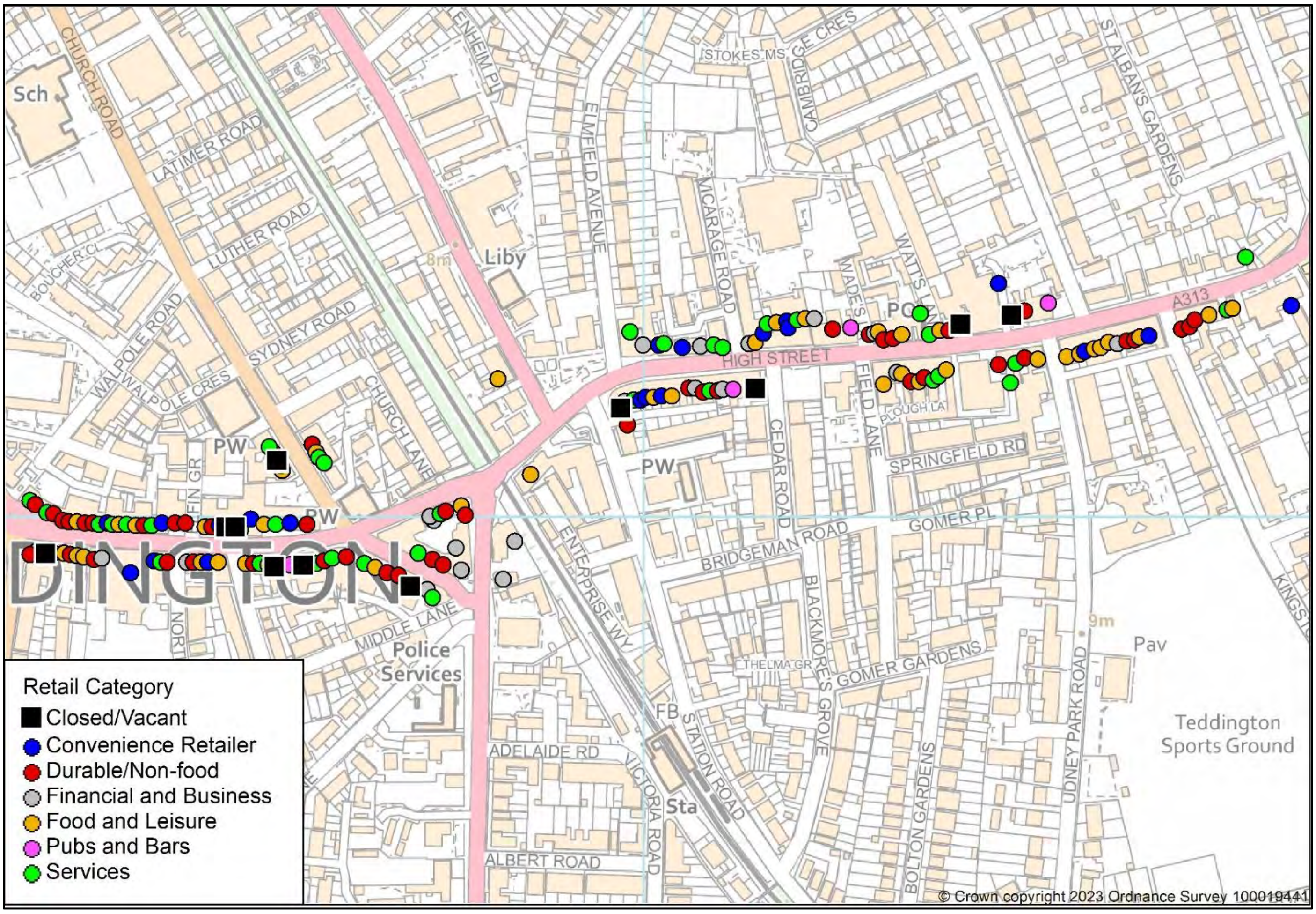
18. Twickenham – Retail Categories

Frontage	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Key	20%	21%	22%	8%	22%	4%	3%
Secondary	9%	22%	21%	13%	25%	2%	9%
Non-designated	8%	12%	20%	12%	33%	4%	10%
Grand Total	13%	20%	21%	11%	25%	3%	7%



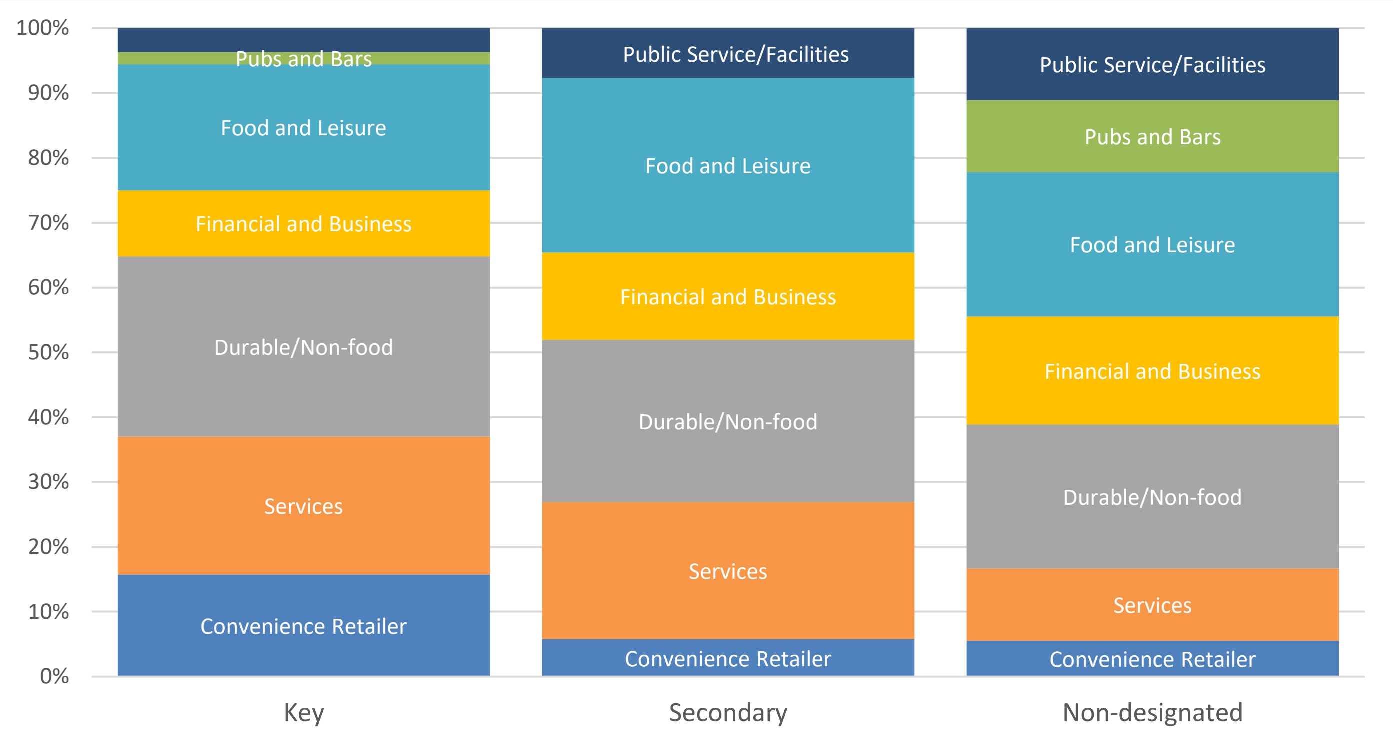
19. Teddington – Headline results

- Teddington had 11 vacant units compared to 17 recorded in 2022.
- There were 3 newly vacant units which included a charity shop, restaurant, and dry cleaner.
- 3 units were recorded as undergoing refurbishment at the time of the survey.
- 8 units have remained vacant since the 2022 survey and 7 of these were also recorded as vacant in 2021.
- 5 vacant units were on Broad Street, including a newly vacant restaurant, and dry cleaner.
- 4 vacant units were on High Street, including 3 units recorded as vacant in 2022, and a newly vacant charity shop.
- The remaining 2 vacant units were at The Causeway and Church Road.
- 8 of the vacancies were in the Key Shopping frontages with the remaining 3 in the Secondary Shopping Frontages.



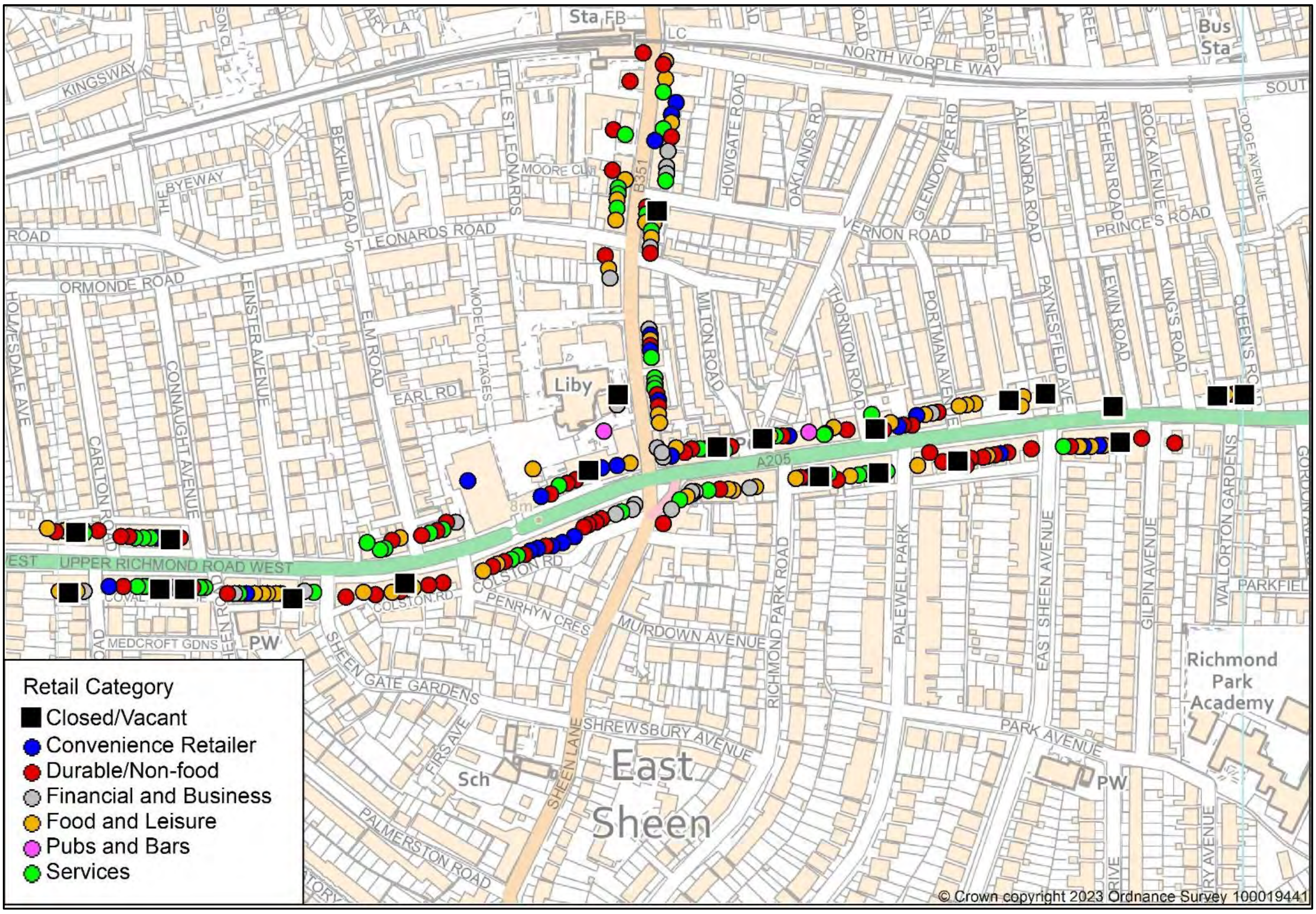
20. Teddington – Retail Categories

Frontage	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Key	16%	21%	26%	10%	21%	2%	4%
Secondary	4%	21%	32%	9%	25%	0%	9%
Non-designated	6%	11%	22%	17%	22%	11%	11%
Grand Total	11%	20%	27%	10%	23%	2%	6%



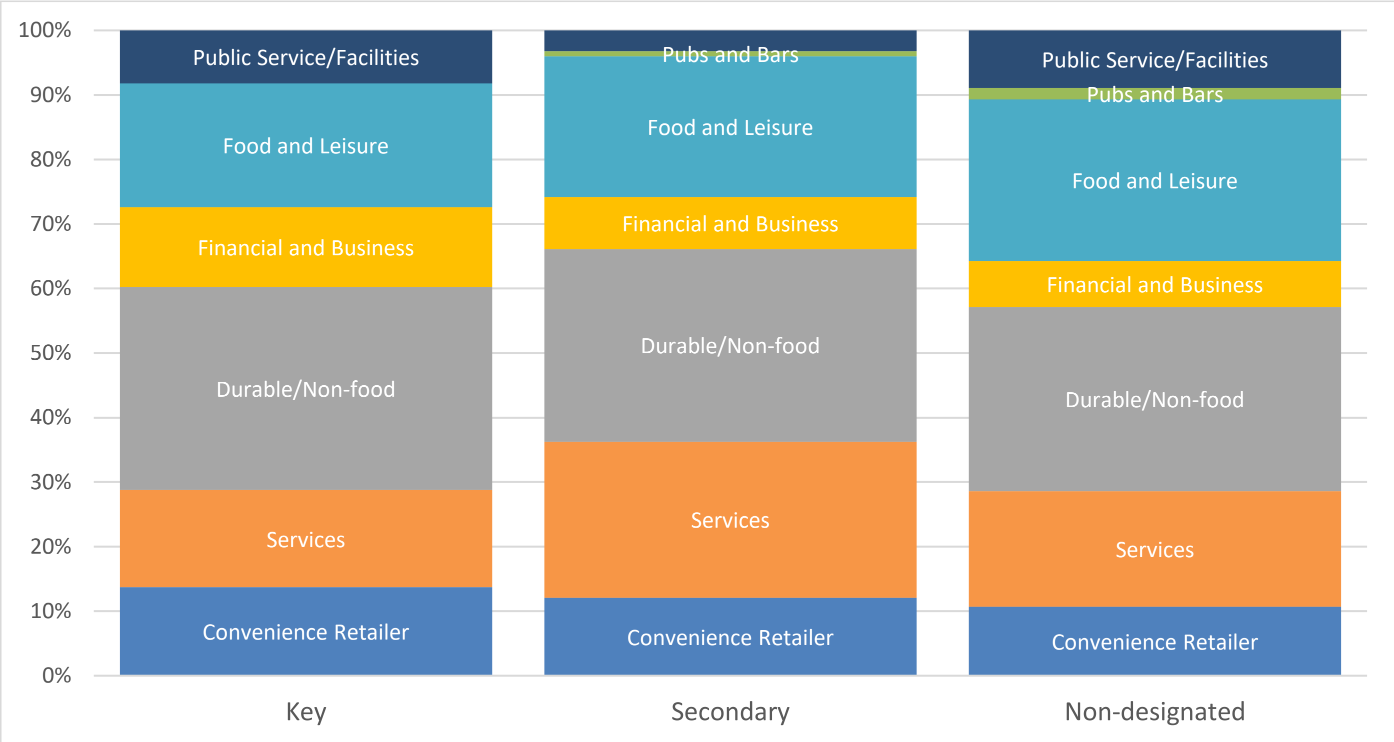
21. East Sheen – Headline results

- East Sheen had 26 vacant units in 2023, the same number as recorded in 2022.
- 15 units remained unoccupied since the 2022 survey.
- 11 newly vacant units included a range of uses including a supermarket, Estate Agent, and a restaurant.
- 24 vacant units were on Upper Richmond Road West (the main high street in this elongated centre), and there were 2 vacant units on Sheen Lane
- 4 vacant units were located in Key Shopping Frontages, 8 in Secondary Shopping Frontages and 14 in non-designated frontages.



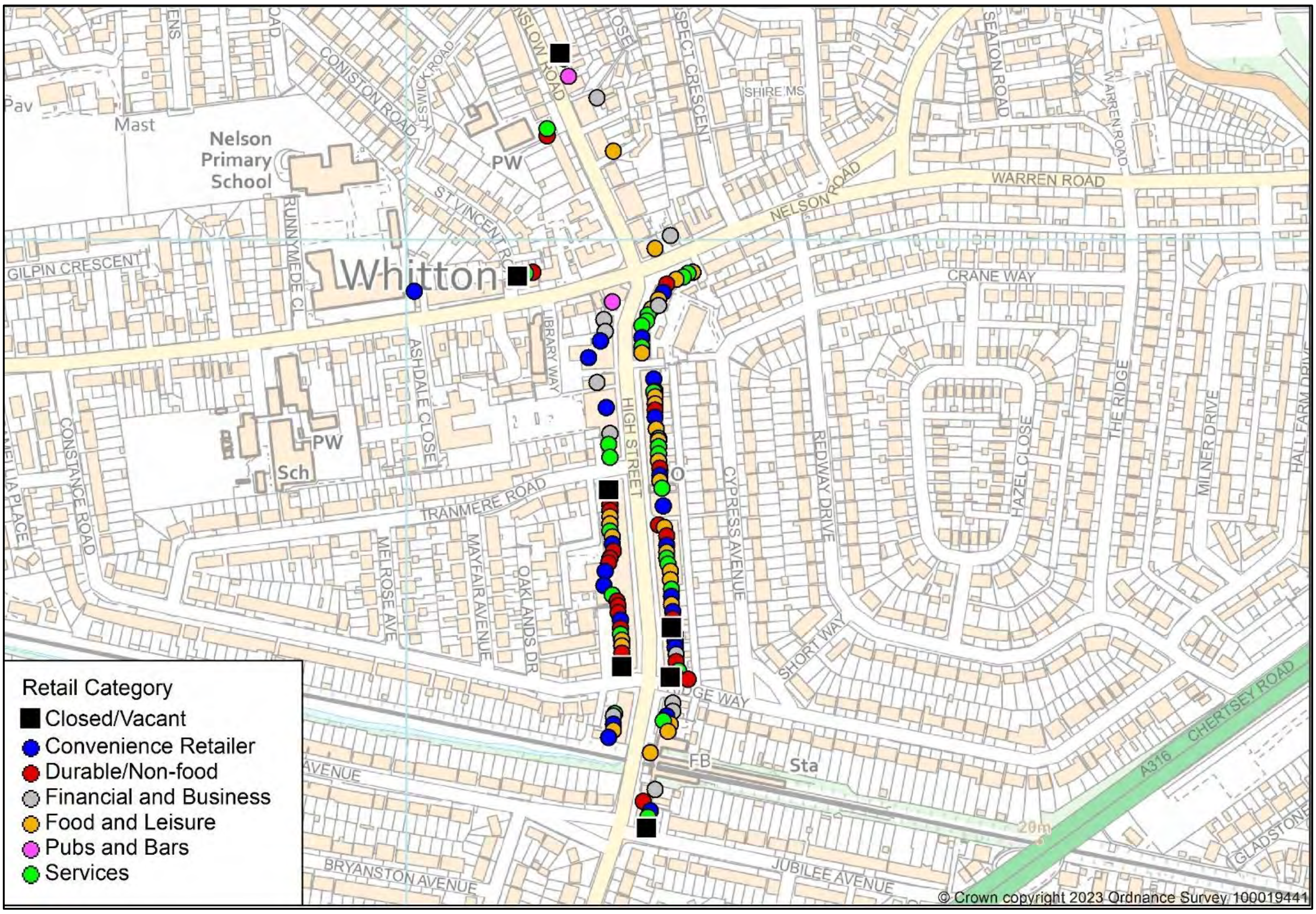
22. East Sheen – Retail Categories

Frontage	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Key	14%	15%	32%	12%	19%	0%	8%
Secondary	12%	24%	30%	8%	22%	1%	3%
Non-designated	11%	18%	29%	7%	25%	2%	9%
Grand Total	12%	20%	30%	9%	22%	1%	6%



23. Whitton – Headline results

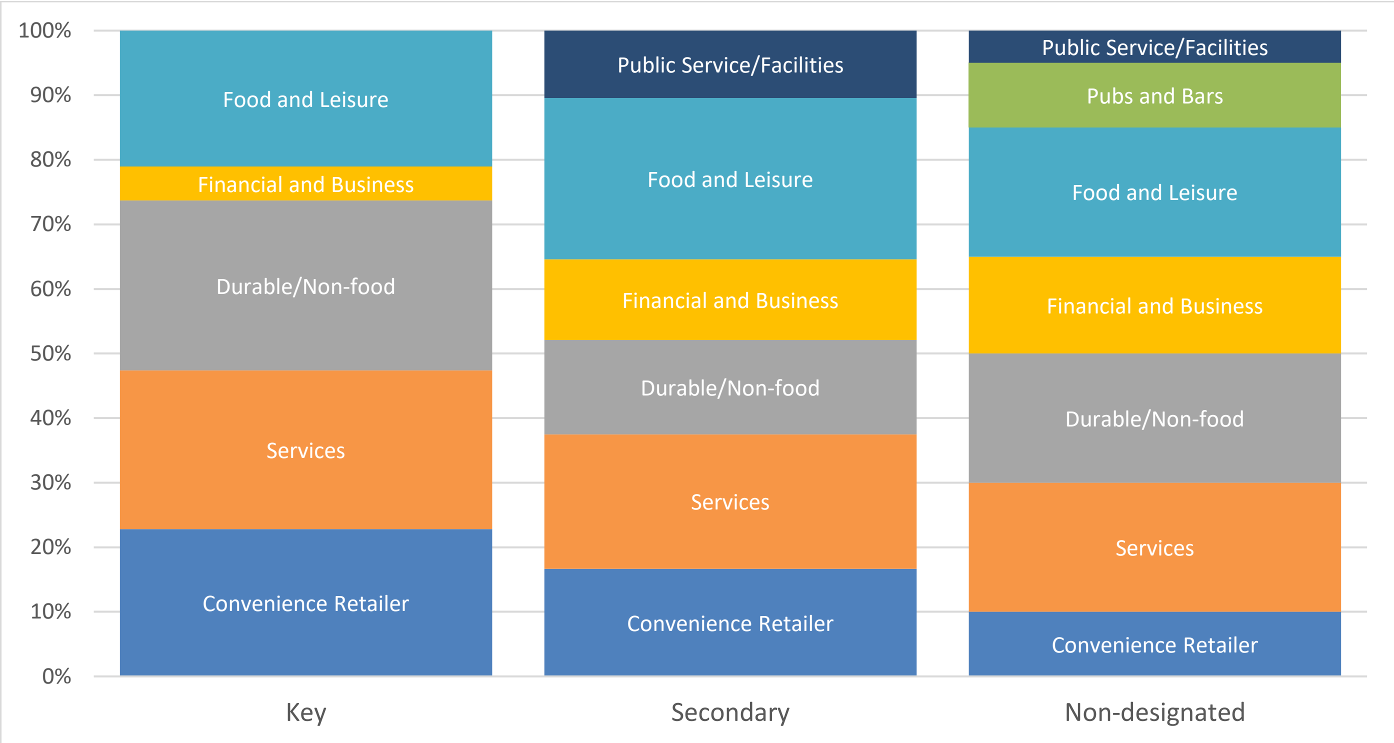
- There were 7 vacant units in Whitton compared to 6 vacancies in 2022 within the town (main) centre boundary[14].
- 6 of these units remained unoccupied since the 2022 survey, and there was one newly vacant unit – a funeral director.
- 2 of the vacant units were in Key Shopping Frontages, 2 in Secondary Shopping Frontages and the remaining 3 were on the non-designated frontages at Percy Road and Hounslow Road.



[14] Figures presented in the tables for Whitton includes a small group of shops on Hounslow Road

24. Whitton – Retail Categories

Frontage	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Key	23%	25%	26%	5%	21%	0%	0%
Secondary	17%	21%	15%	13%	25%	0%	10%
Non-designated	10%	20%	20%	15%	20%	10%	5%
Grand Total	18%	22%	21%	10%	22%	2%	5%

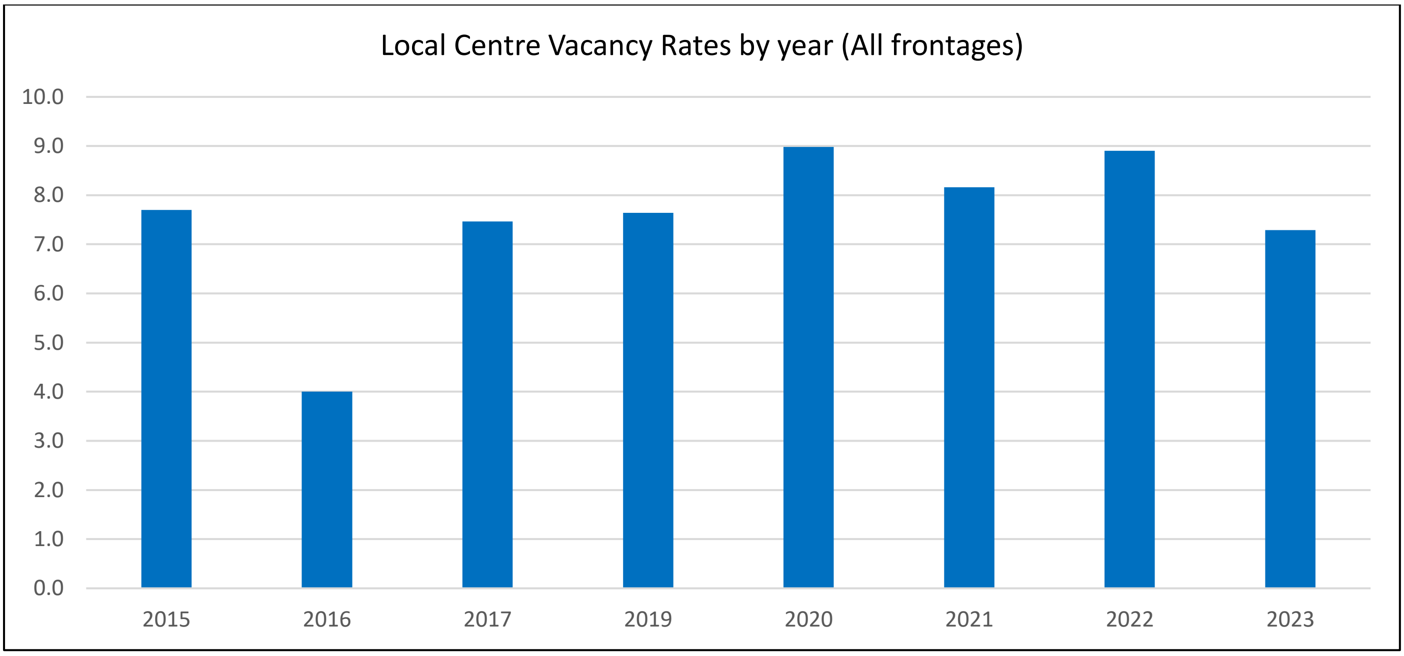


25. Local Centre vacancy rates

The vacancy rate in **all frontages** in local centres has decreased significantly from 8.9% in 2022 to 7.3%. Kew Gardens saw the largest decrease from 8.3% in 2022 to 2.1% and Ham Common also saw a large decrease from 7% to 2.3%. Hampton Village was the only local centre with an increase to 9.8%, with the number of vacant units increasing from 7 to 8. Overall, the vacancy rate for the local centres is below the average and the lowest since 2016.

Local Centre Vacancy Rates by year (All frontages)

	2015	2016	2017	2019	2020	2021	2022	2023	Average
Barnes	2.4	2.4	8.6	7.0	8.6	7.9	8.7	6.3	6.6%
East Twickenham	17.1	2.7	3.9	5.3	9.3	9.3	13.3	11.7	9.6%
Hampton Hill	11.4	6.2	12.9	13.6	14.9	12.8	10.0	9.2	11.4%
Hampton Village	5.1	2.5	1.3	7.4	6.2	8.5	8.5	9.8	5.8%
Ham Parade	7.0	7.0	9.3	0.0	2.3	0.0	7.0	2.3	4.1%
Kew Gardens	5.9	4.1	2.0	2.1	4.1	4.2	8.3	2.1	3.6%
St Margarets	4.5	4.4	8.8	8.7	8.7	5.9	4.4	4.3	6.2%
Grand Total	7.7	4.0	7.5	7.6	9.0	8.2	8.9	7.3	7.5%



26. Local Centre retail categories

	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Barnes	17%	19%	25%	10%	18%	4%	6%
East Twickenham	9%	29%	29%	3%	19%	0%	10%
Ham Common	20%	25%	20%	8%	20%	3%	5%
Hampton Hill	11%	22%	22%	10%	21%	3%	12%
Hampton Village	17%	29%	15%	11%	19%	0%	8%
Kew Gardens	23%	17%	15%	6%	30%	2%	6%
St Margarets	18%	23%	15%	12%	22%	2%	8%
Grand Total	16%	23%	21%	9%	21%	2%	8%

27. Neighbourhood Centre vacancy rates

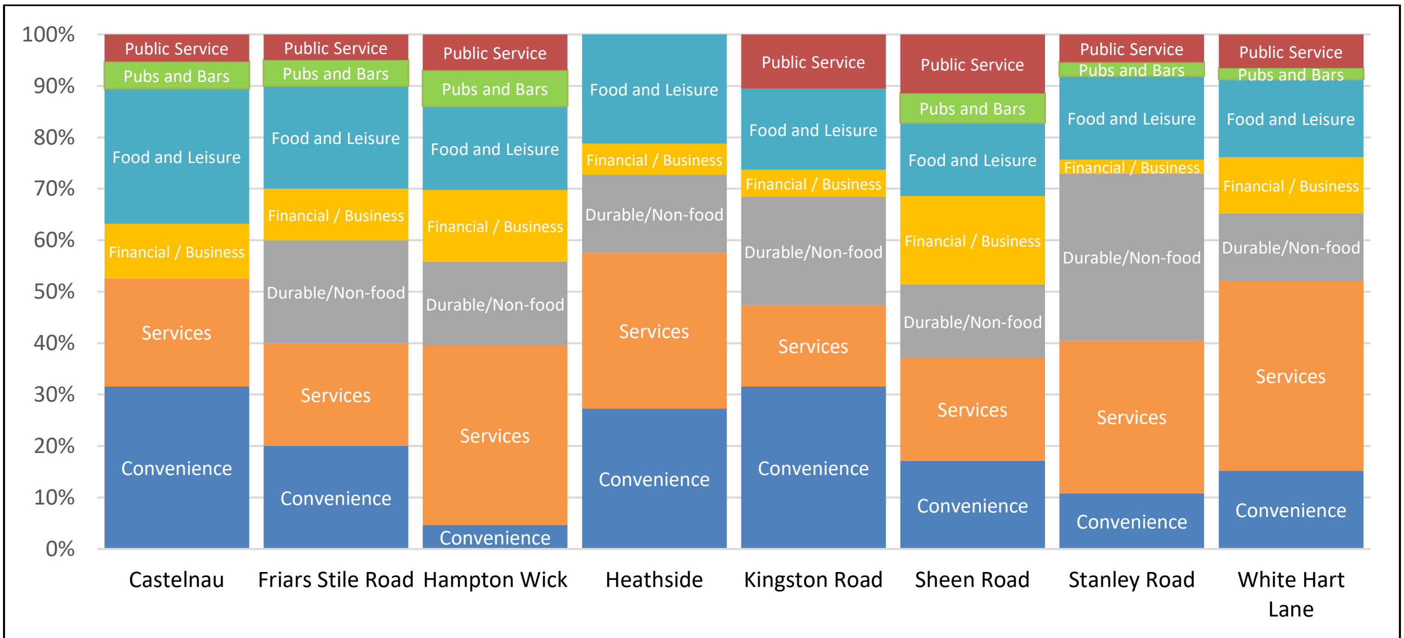
The vacancy rate in **all frontages** in the neighbourhood centres has increased since 2022 from 8.8% to 10.4%. White Hart Lane saw the largest increase from 4 vacant units to 8, a vacancy rate of 12.7%. However, 3 of the new vacancies were recorded as being refurbished at time of survey. Castelnau saw the highest vacancy rate of 24%, with 6 out of 25 units vacant. These include 4 vacancies from the previous year and an additional restaurant and takeaway. Heathside was the only neighbourhood centre to see a decrease with 4 vacant units occupied since the previous survey. Friars Stile Road had no vacant units as it did in 2022, and Sheen Road and Stanley Road had no change in the vacancy rate.

Neighbourhood Centre Vacancy Rates by year (All frontages)

	2015	2016	2017	2019	2020	2021	2022	2023	Average
Castelnau	12	0	0	8	0	12	20	24	9.5%
Friars Stile Road	14.3	4.8	4.8	4.8	0	4.8	0	0	5.7%
Hampton Wick	29.3	8.6	6.9	5.1	8.1	14.5	9.5	11.1	11.6%
Heathside	0	3	0	15.2	11.8	11.8	11.8	5.7	6%
Sheen Road	4.8	6.4	4.3	8.7	4.3	6.8	11.4	11.4	5.7%
Kingston Road	23.8	4.8	9.5	4.8	4.8	0	4.8	9.5	9.5%
Stanley Road	6.7	4.4	6.7	8.7	2.2	2.2	6.5	6.5	5.7%
White Hart Lane	13.3	5	8.3	8.1	6.3	6.3	6.3	12.7	8.2%
Grand Total	13.4	5.2	5.5	8	5.3	7.9	8.8	10.4	7.5%

28. Neighbourhood Centre retail categories

	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Castelnau	32%	21%	0%	11%	26%	5%	5%
Friars Stile Road	20%	20%	20%	10%	20%	5%	5%
Hampton Wick	5%	35%	16%	14%	16%	7%	7%
Heathside	27%	30%	15%	6%	21%	0%	0%
Kingston Road	32%	16%	21%	5%	16%	0%	11%
Sheen Road	17%	20%	14%	17%	14%	6%	11%
Stanley Road	11%	30%	32%	3%	16%	3%	5%
White Hart Lane	15%	37%	13%	11%	15%	2%	7%
Grand Total	17%	28%	17%	10%	17%	4%	6%



29. Local Parades vacancy rates

The vacancy rates in the Local Parades have increased very slightly by 0.3% since the 2022 survey, with the number of vacant units increasing from 27 to 28. There was no change in the number of vacant units in 11 of the 15 local parades, 2 local parades saw a decrease and 2 saw an increase compared to 2022. Whitton Road, Strawberry Hill, and Hospital Bridge Road had no vacancies in 2023. Hampton Nursery Lands increased from 1 vacant unit in 2022 to 3 vacant, and Nelson Road also saw an increase of 1 vacant unit.

Local Parade Vacancy Rates by year (All frontages)

	2015	2016	2017	2019	2020	2021	2022	2023	Average
Ashburnham Road	0	0	0	0	25.0	25.0	12.5	12.5	9.4%
Fulwell	0	8.3	0	16.7	8.3	25.0	16.7	15.4	11.1%
Ham Street/ Back Lane	16.7	11.1	16.7	22.2	11.1	16.7	22.2	16.7	16.7%
Hampton Nursery Lands	0	0	0	9.1	8.3	9.1	9.1	27.3	7.9%
Hospital Bridge Road	0	0	0	0	0	0	0	0	0%
Kew Green	5.3	5.3	15.8	0	5.3	5.3	5.3	5.3	5.9%
Kew Road	0	2.9	2.9	8.6	2.9	8.6	8.6	5.7	5%
Lower Mortlake Road	0	0	4.5	0	13.6	13.6	13.6	13.6	7.4%
Nelson Road	9.1	18.2	18.2	27.3	9.1	9.1	9.1	18.2	14.8%
Sandycombe Road	4.7	5.1	7.7	10.3	10.3	5.3	7.9	7.9	7.4%
Strawberry Hill	0	0	0	0	0	0	0	0	0%
Twickenham Green	14.3	11.4	4.5	9.1	4.5	6.8	9.1	9.1	8.6%
Waldegrave Road	6.7	6.7	13.3	13.3	6.7	6.7	13.3	13.3	10%
St Margarets Road	18.2	9.1	9.1	18.2	7.1	14.3	14.3	14.3	13.1%
Whitton Road	6.7	26.7	26.7	33.3	13.3	16.7	0	0	15.4%
Grand Total	6.0%	7.1%	7.9%	10.8%	7.9%	9.8%	9.8%	10.1%	8.7%