

# Town Centre Monitoring Report 2020

Wandsworth

March 2021

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## Introduction

Surveys of all the Town Centres, Local Centres, and Important Local Parades have been carried out in the Borough of Wandsworth on a biennial basis since 1988. They cover approximately 2,500 properties and the last survey was carried out in 2018. The survey collects information on all ground floor units within the protected shopping frontages. Details of the occupier, use and use class were collected enabling changes in the number of units and use class to be monitored over time. The boundaries used in this report include all the shopping frontages detailed in the Council's adopted Local Plan, 2016.

The information is broken down into Core Shopping frontages, Secondary Shopping frontages, Protected Other frontages and Important Local Parades. This format enables the role of each shopping frontage to be monitored. Given their local role and catchments, retail uses in the Local Centres would be expected to concentrate on convenience (food) shopping, with comparison (durable/non-food) shopping being concentrated in the town centres. Protected Core Shopping frontages are defined in the Council's Local Plan policies as being key areas in terms of shopping function, containing a high proportion of retail uses; protected Secondary Shopping frontages are defined as playing an important complementary shopping role, containing a mix of retail, non-retail and other services appropriate to a shopping frontage; the protected Other frontages are defined as playing a complementary shopping role - these frontages also contain a range of town centre uses. The Important Local Parades have a key role in contributing to sustainable development, providing access to day-to-day necessities, such as food, newsagents, pharmacies and post offices, within walking distance from home.

The survey is a snapshot record, undertaken by observation in the field and the researcher makes a judgement as to the nature of the occupier on that day. Information is not requested from landlords, but where available status is verified by an alternative data source. A judgement will be taken by the surveyor in the field as to whether the business is operating, but not open on the survey day. This would include for example, businesses only opening in the evenings. The impact of the Covid-19 restrictions was also an important factor when assessing if a business was operating, as it likely that many units had only recently stopped trading and the furniture and fittings remained in place.

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.

## Structural changes to retailing

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 suggests that, over the longer-term (i.e. by 2040), there will be demand for additional retail and leisure floorspace, although it is noted that this research was carried out prior to the pandemic.

At this stage, it is not possible to predict the long-term implications of the pandemic on the High Street, although it is likely to be significant, potentially permanently affecting the way we shop and how we use our borough centres.

The section below looks in detail at changes introduced to the Use Class Order and permitted development rights, in particular the creation of Class E, the combined commercial class. This is perhaps the most significant change made affecting the planning of centres in decades.

It has never been more important and timely 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.

As outlined above, the Covid-19 pandemic has further changed the retail sector, accelerating existing trends with a necessarily increased demand for internet shopping particularly for home deliveries. The proportion spent online soared to 35.2% in January 2021, the highest on record; this compares with 29.6% in December 2020 and 19.5% reported in January 2020.<sup>1</sup>

Anecdotal evidence suggested that during the current period of restrictions, improved online capability and click and collect purchases helped to lessen the impact with a fall of 5.5% in January 2021 compared with February 2020 levels.

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<sup>1</sup> <https://www.ons.gov.uk/businessindustryandtrade/retailindustry/bulletins/retailsales/january2021>

## Covid 19 Pandemic – Retail restrictions

Due to the Covid 19 pandemic all non-essential businesses were required to close between 26th March and 15th June 2020. Social distancing guidelines applied in the summer months, with queueing systems in place and various adaptations to pedestrian areas for safety reasons. A further set of restrictions were put into place in October which again closed non-essential businesses.

- 26th March – The 'Lockdown Regulations' (SI 2020/350) come into effect, significantly extending the range of businesses that are required by law to close with immediate effect including all retail businesses not on an approved list. These regulations also include significant restrictions on freedom of movement: "no person may leave the place where they are living without reasonable excuse"
- 15th June – An amendment of the Regulations (SI 2020/588 ) comes into effect, allowing the general re-opening of retail shops and public-facing businesses apart from those that are on a list of specific exclusions such as restaurants, bars, pubs, cinemas, theatres, museums, hairdressers, indoor sports and leisure facilities.
- 4th July - The previous list of businesses required to close is revoked and re-enacted, with fewer restrictions. (SI 2020/588) The only businesses that are still completely barred from re-opening include nail bars and tanning booths; spas and beauty salons (except hairdressers); massage parlours, tattoo parlours, gyms, sports courts, and fitness and dance studios
- 13th July - amendments allow certain businesses to re-open, specifically nail bars and salons, tanning booths and salons, spas and beauty salons, massage parlours and tattoo parlours.
- September - regulations require certain businesses selling food and drink for consumption on the premises (including restaurants, cafes, bars, and pubs) to obtain the contact details of people entering the premises
- 5th November – 2nd December - All non-essential retail, including, clothing and electronics stores, travel agents, betting shops, tailors, tobacco and vape shops, must close. Non-essential retail can remain open for delivery to customers and click-and-collect.
- 5th January 2021 – A new national lockdown comes into effect

Roehampton Local Centre, Tooting Market and around a third of Local Parades were not surveyed due to guidance regarding social distancing and non-essential travel in September 2020.

## Changes to permitted development rights

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

<p><b>Came into force in May 2013</b></p>	<p>change to a flexible use (A1, A2, A3 or B1 Use Classes) from A1, A2, A3, A4, or A5 for a temporary period of up to 2 years.</p> <p>Some exemptions but no prior approval process.</p> <p>change from B1 office to residential. Initially this change was temporary until 30th May 2016 but was subsequently made permanent in April 2016<sup>2</sup>.</p> <p>Some exemptions and limited prior approval process.</p>
<p><b>Came into force in April 2014</b></p>	<p>change of use and some associated physical works from a small shop or provider of professional/financial services (A1 and A2 uses) to residential use (C3).</p> <p>Some exemptions and prior approval process.</p> <p>retail to banks and building societies (deposit-takers) - allows change of use from a shop (A1) to a bank or a building society.</p> <p>No prior approval process and few exemptions.</p>
<p><b>Came into force in April 2015</b></p>	<p>change of use from shops (A1) to financial and professional services (A2).</p> <p>There is no prior approval process and no exemptions.</p>
<p><b>Came into force in April 2017</b></p>	<p>changes to permitted development rights to allow change of use from shops (A1 Use Class) to financial services (A2 Use Class).</p> <p>The Council has made an Article 4 Direction to restrict this change in various centres across the borough.</p>
<p><b>Came into force in September 2020<sup>3</sup></b></p>	<p>extending some temporary permitted development rights; takeaway food operations from restaurants, cafes and drinking establishments, and some emergency development rights.</p> <p>Streamlining the existing 16 Use Classes into 11 by introducing three new broad Use Classes. The significant change being the introduction of the combined commercial class, (See also Section below for more detail.)</p> <ul style="list-style-type: none"> <li>• <b>Class E</b> - subsuming the existing A1, A2, A3, B1 (including R&amp;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.</li> <li>• <b>Class F1</b> - 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.</li> <li>• <b>Class F2</b> - A new Local Community Use Class, known as F2, will comprises part of the current A1 and D2 Use Classes and includes small corner shops*, local community halls, outdoor recreational areas and swimming pools.</li> </ul> <p>* meeting criteria which means that this protection is unlikely to be applicable in this borough</p> <p>Drinking establishments are categorised as sui generis.</p> <p>For any reference to Permitted Development rights, and for restrictions to them or applications for Prior Approval, the Use Classes in effect prior to 1 September 2020 will be used until the end of July 2021.</p>

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

<sup>2</sup> 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.

<sup>3</sup> <https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres>

## 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 31 <sup>st</sup> August 2020	Use Class from 1 <sup>st</sup> 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

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):<sup>4</sup>

- 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

<sup>4</sup> [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

## Methodology

Survey results have historically been reported using the former use class order, however following the amalgamation of use classes in September 2020, this report builds on the methodology used in previous reports of a broader classification of the type of retail use into Convenience, Durables and Service categories. Details of the predominant uses in each Retail Category are described in the table below. The predominant use in some units may be unclear, however this overall classification allows comparison of the structure of overall uses in each area. For example, a Post Office may be categorised as a service retailer if it provides mainly postal services, but as a convenience retailer if it incorporates a majority of floorspace as a newsagent and stationery.

These retail categories are used to compare the proportion of each use between centres and within each centre considering the hierarchy of protected frontage. This shows the variation in retail categories within centres, for example the predominance of Durable/Non-food outlets in the Core frontages and more Food and Leisure outlets in the Secondary and Other Frontages.

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



## Retail Category Definitions

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

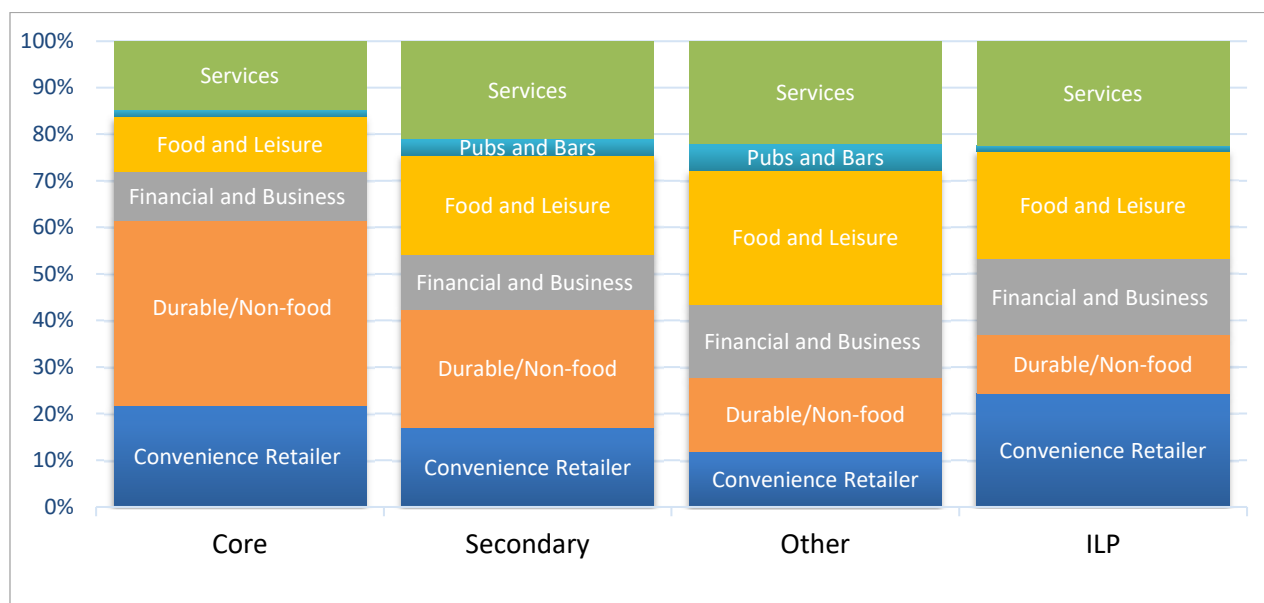
## Retail Categories by Frontage

The table and chart below show the percentage of all units in the retail categories that are in the hierarchy of protected frontages as a proportion of that category. These show for example, that the majority of Food and Leisure businesses are found in Other protected frontages and that Durable/Non-food and Convenience outlets in Core frontages. It should be noted that the area covered by different types of protected frontage vary in each High Street and may not be representative of individual areas.

Percentage of units in protected frontages by retail category

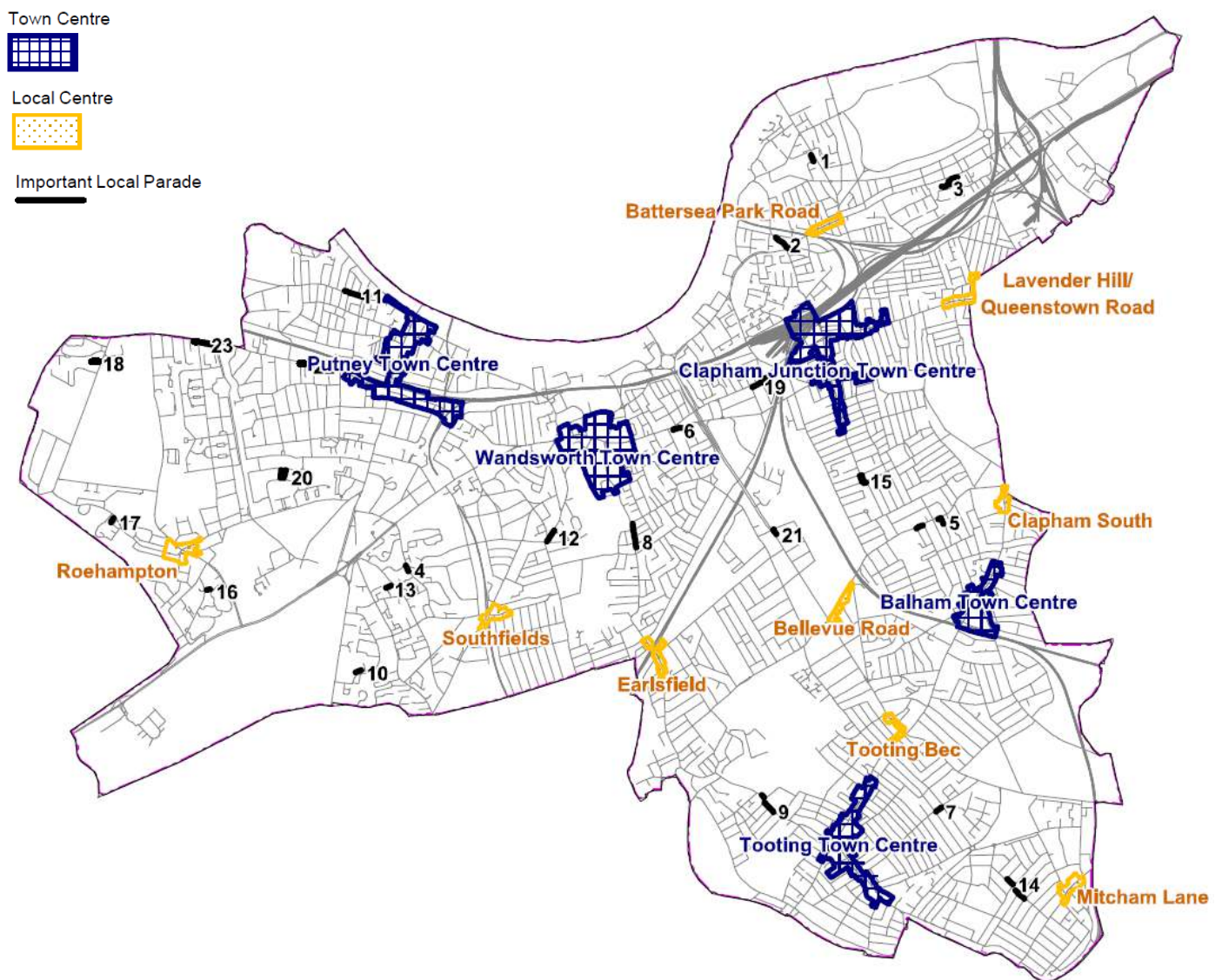
Retail Category	Core	Secondary	Other	Important Local Parade	Total
Food and Leisure	10%	18%	23%	19%	19%
Durable/Non-food	34%	21%	13%	10%	18%
Services	13%	18%	18%	18%	17%
Convenience Retailer	19%	14%	10%	20%	13%
Financial and Business	9%	10%	13%	13%	11%
Public Service/Facilities	2%	3%	6%	2%	4%
Pubs and Bars	1%	3%	5%	1%	3%
Closed/Vacant	12%	12%	11%	10%	12%
Renovation	0%	1%	2%	6%	2%
<b>Grand Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Percentage of trading units in protected frontages by retail category



## Town Centres

There are 5 town centres in the Borough: Balham, Clapham Junction, Putney, Tooting, and Wandsworth. The adopted Local Plan sets out how the borough's centres are positioned within a hierarchy: there are 5 town centres (Balham, Clapham Junction, Putney, Tooting, and Wandsworth), nine local centres, and 23 Important Local Parades. Within the town and local centres, particular areas of the centres are designated as Core Shopping frontages, Secondary Shopping Frontages, and Protected Other frontages. The spatial arrangement of the hierarchy of centres is displayed in the map below, and further information on the location of the individual frontages can be found on pages 83 to 91 of the Wandsworth Core Strategy<sup>5</sup>.

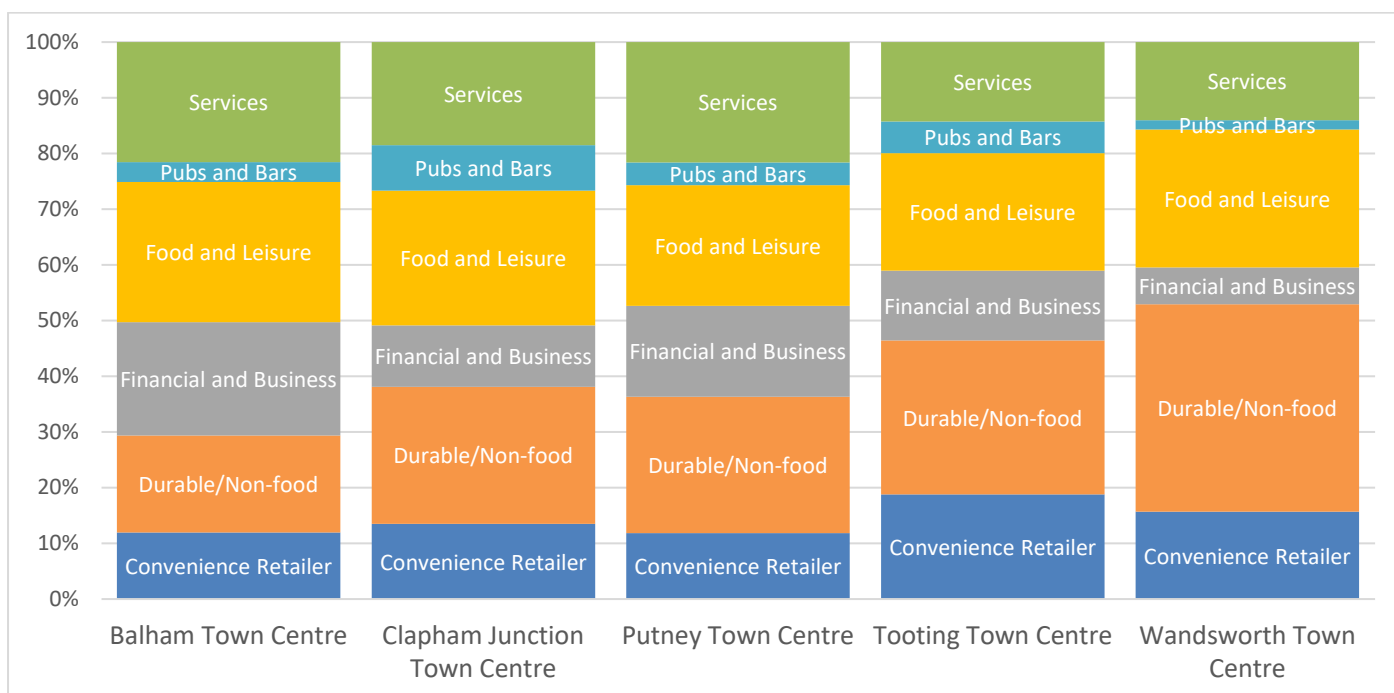


<sup>5</sup> [https://www.wandsworth.gov.uk/media/3753/local\\_plan\\_core\\_strategy.pdf](https://www.wandsworth.gov.uk/media/3753/local_plan_core_strategy.pdf)  
<https://maps.wandsworth.gov.uk/>

## Town Centre - Retail Categories

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

Percentage of trading units in Town Centres by retail category

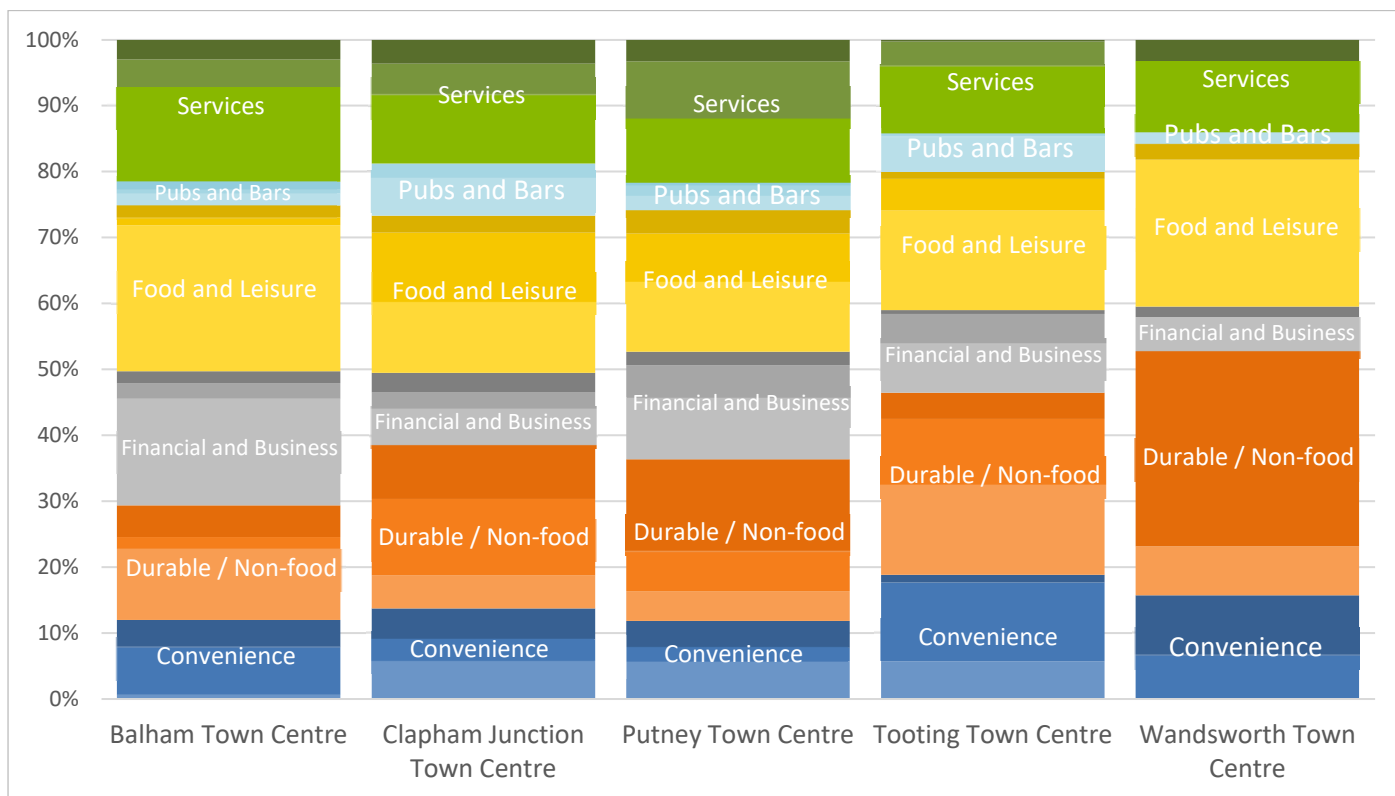


Percentage of trading units in Town Centres by retail category

Town Centre	Convenience Retailer	Services	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Public Service/ Facilities
Balham	11%	20%	16%	19%	23%	3%	8%
Clapham Junction	13%	18%	24%	11%	23%	8%	4%
Putney	11%	21%	23%	16%	21%	4%	5%
Tooting	18%	14%	27%	12%	21%	6%	3%
Wandsworth	15%	13%	35%	6%	24%	2%	5%
Grand Total	14%	17%	25%	13%	22%	5%	5%

The chart below illustrates the spread of retail categories in each Town Centre by frontage, showing that the protected Core Shopping frontages shown in the darker colours often have a markedly different range of uses when compared to the Secondary Shopping and protected Other frontages further from the centres.

Percentage of trading units in Town Centres by retail category and frontage



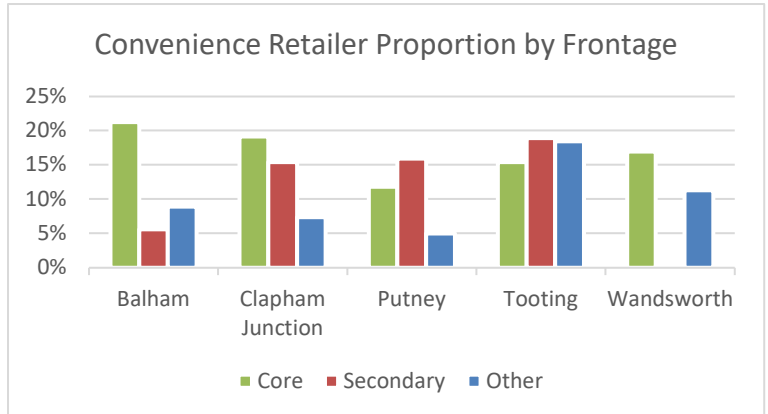
### Changes in Retail Categories between 2018 - 2020

Across all Town Centres, Local Centres, and Important Local Parades there were changes in the retail categories between 2018 and 2020 and differences in the number of units in each category becoming vacant. Clothes and Durable/Non-food outlets saw the greatest proportion of units becoming vacant, with around 12-13% of units recorded in these categories in 2018 being recorded as vacant in 2020. All of the other categories saw between 6-7% of units becoming vacant. This is possibly due to the impact of the Covid restrictions on opening leading to a greater number of online sales for these retail categories in particular.

## Town Centres – Retail Categories by Frontage

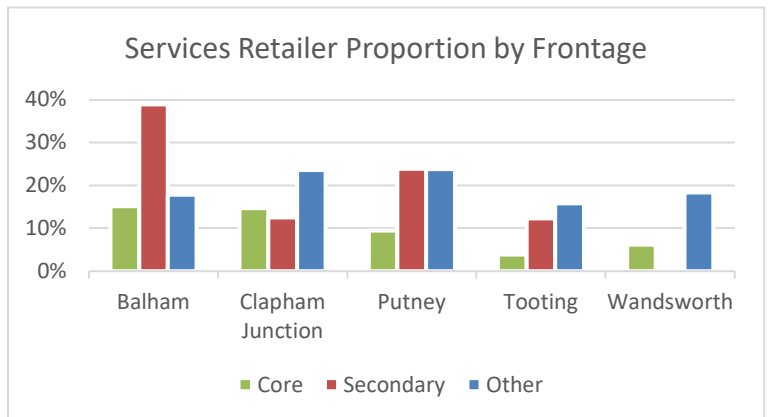
### Town Centres – Convenience Retailers

	Core	Secondary	Other
Balham	21%	6%	9%
Clapham Junction	19%	15%	7%
Putney	12%	16%	5%
Tooting	15%	19%	18%
Wandsworth	17%	0%	11%



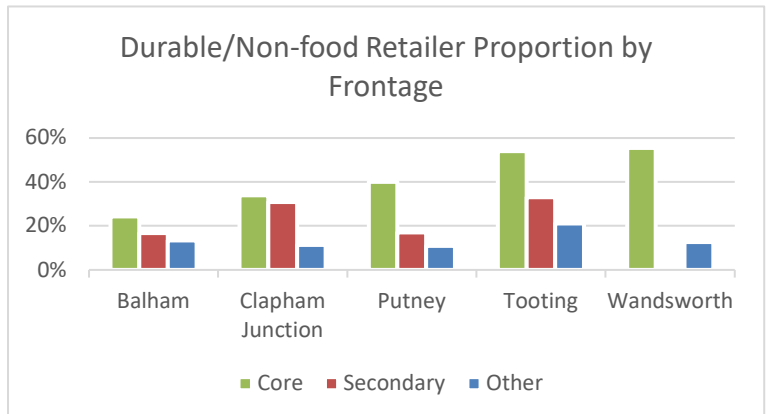
### Town Centres – Services

	Core	Secondary	Other
Balham	15%	39%	18%
Clapham Junction	15%	13%	24%
Putney	9%	24%	24%
Tooting	4%	12%	16%
Wandsworth	6%	0%	18%



### Town Centres – Durable/Non-food

	Core	Secondary	Other
Balham	24%	17%	13%
Clapham Junction	34%	31%	11%
Putney	40%	17%	11%
Tooting	54%	33%	21%
Wandsworth	55%	0%	13%



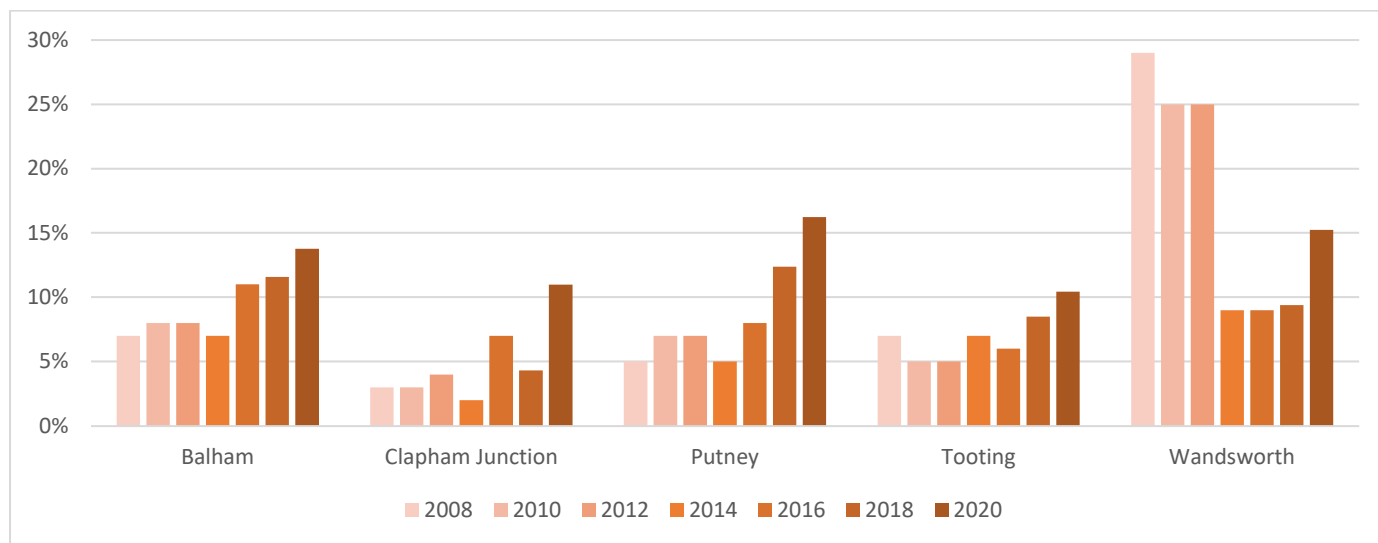
## Town Centres – Summary of Vacancies

The table and chart below show the change in the percentage of vacant units in each of the Town Centres between 2008 and 2020. These are described in greater detail in the individual Town Centre sections of this report, but they show that vacancy rates have increased in all town centres, with some variation between each Town Centre.

Number of Units and Percentage of Vacant Units by Town Centre (2008 - 2020)

Town Centre	2010		2012		2014		2016		2018		2020	
	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant	No Units	% Vacant
Balham	214	8%	212	8%	209	7%	214	11%	216	12%	217	14%
Clapham Jct.	334	3%	334	4%	323	2%	322	7%	324	4%	328	11%
Putney	315	7%	315	7%	307	5%	306	8%	307	12%	308	16%
Tooting	408	5%	432	5%	430	7%	450	6%	448	8%	403	10%
Wandsworth	169	25%	170	25%	144	9%	143	9%	149	9%	151	15%
<b>Total</b>	<b>1,440</b>	<b>8%</b>	<b>1,463</b>	<b>8%</b>	<b>1,413</b>	<b>6%</b>	<b>1,435</b>	<b>8%</b>	<b>1,443</b>	<b>9%</b>	<b>1,407</b>	<b>13%</b>

Percentage of Vacant Units by Town Centre (2008 - 2020)



## Change in Vacant Units - 2018 – 2020

Units may become vacant for various reasons such as a change in ownership, a drop in trade, or a move to a larger or smaller unit for economic reasons. Units may also have been recorded as vacant both in 2018 and 2020 but may have been occupied by a successful business in the intervening period.

Of the 250 units recorded as vacant/closed in 2018, 108 were also recorded as vacant/closed in 2020. Of the businesses that were recorded as now occupied, the greatest proportion at 13%, were now trading as Food and Leisure outlets, with Durable/Non-Food, and Services being the next most frequent category at 8%.

## Town Centres – Vacancies by Frontage

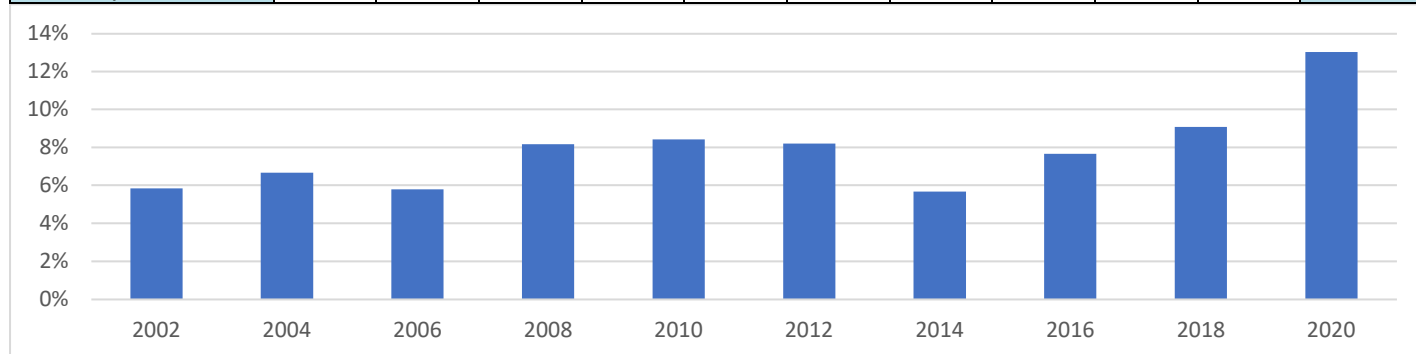
The town centres vary in size and have largely retained their level of retail use and low vacancy rates. The total number of units across all the protected frontages shows little change over the longer term, although the total number of units in other frontages is reduced as Tooting Market was not surveyed in 2020.

The overall vacancy rate has increased from 9% in 2018 to 13% in 2020. This increase is less pronounced in Core frontages which had an increase of 3%, whilst secondary and other frontages saw a rise of 5 percentage points, to 12% and 14% respectively.

These increases follow a long period of relative stability of vacancy rates with an average of around 8%, however core frontages had already seen an increase from 6% in 2016, to 10% in 2018.

### Vacant Units by year - Town Centres (All frontages)

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1404	1441	1453	1445	1462	1464	1413	1435	1443	1406	1437
Vacant Units	82	96	84	118	123	120	80	110	131	183	113
Vacancy Rate	6%	7%	6%	8%	8%	8%	6%	8%	9%	13%	8%



### Vacant Units by year - Town Centres (Core frontages)

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	259	273	276	275	307	308	282	278	277	279	281
Vacant Units	15	9	7	14	36	41	15	18	29	36	22
Vacancy Rate	6%	3%	3%	5%	12%	13%	5%	6%	10%	13%	8%

### Vacant Units by year - Town Centres (Secondary frontages)

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	368	371	371	367	373	351	337	357	354	359	361
Vacant Units	26	33	28	26	29	18	12	24	26	42	26
Vacancy Rate	7%	9%	8%	7%	8%	5%	4%	7%	7%	12%	7%

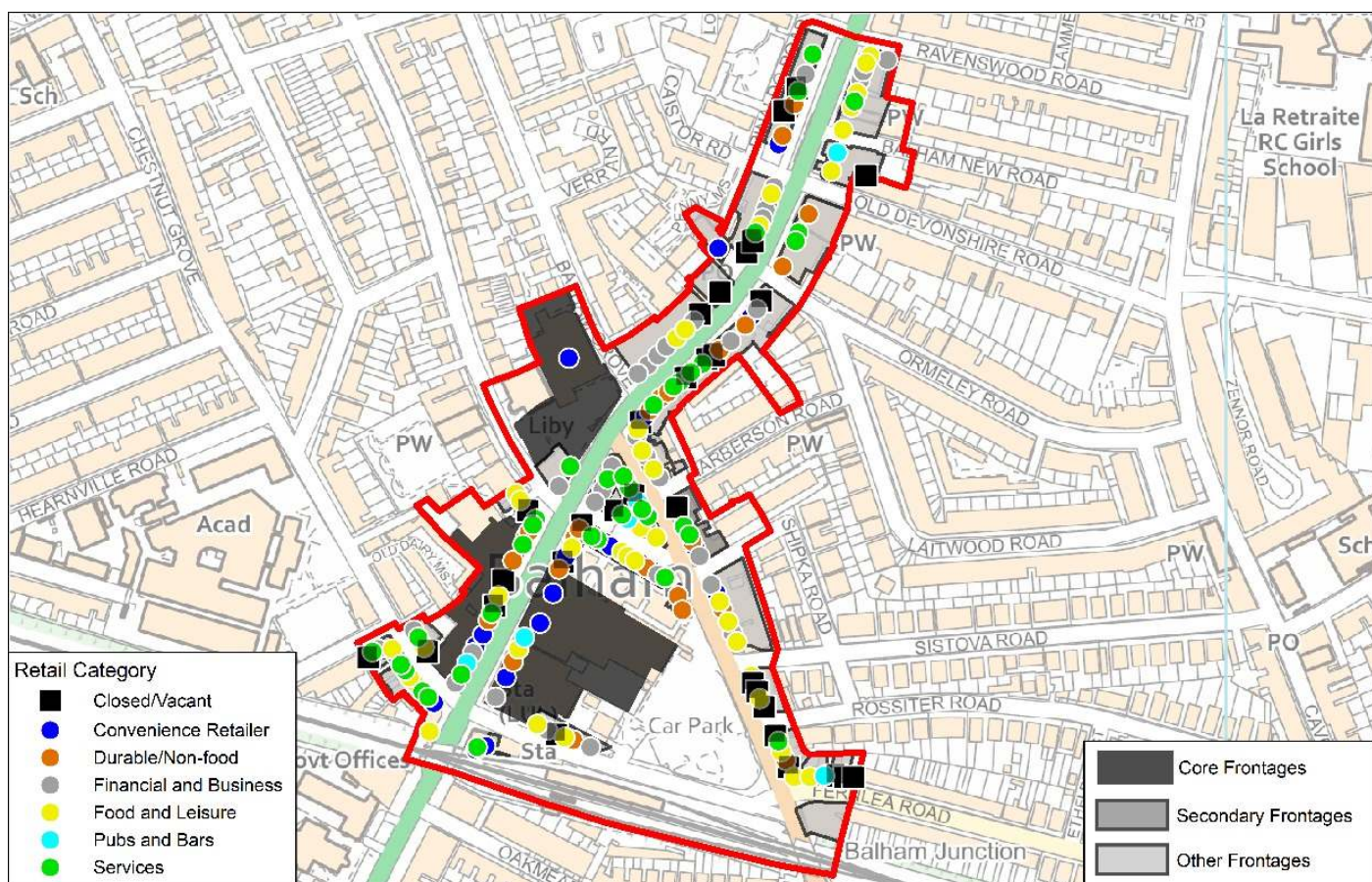
### Vacant Units by year - Town Centres (Other frontages)

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	777	797	806	803	782	805	794	800	812	768	794
Vacant Units	41	54	49	78	58	61	53	68	76	105	64
Vacancy Rate	5%	7%	6%	10%	7%	8%	7%	9%	9%	14%	8%



## Balham Town Centre - Headline results

The combined vacancy rate in Balham Town Centre (all uses) had remained steady since at least 2004 - generally between 7-8% - however the 12% vacancy rate recorded in 2018 and the 15% rate in 2020 is notably higher than the 9% average. There was no increase in the number of vacant units in the Core frontages, and 2 vacant units in the Secondary frontage, which remains below the average. 8 of the 31 units were recorded as closed at the time of the survey.

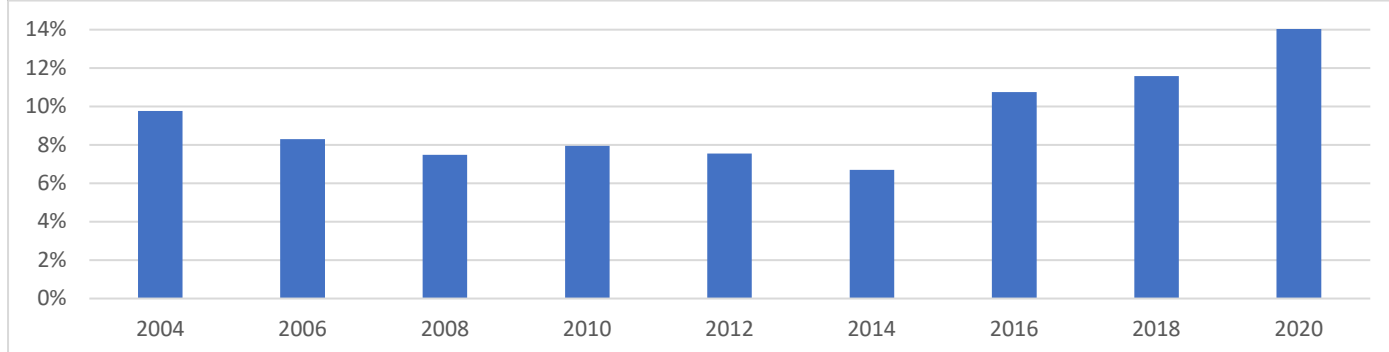


## Balham Town Centre – Vacancies by Frontage

- There were 31 vacancies in Balham Town Centre of which 14 were newly vacant.
- These included 6 Convenience and Durable/Non-food units, 3 Financial and Business units and 3 Food and Leisure units, as well as a Public House and a Health and Beauty unit.
- 17 units recorded as Closed or Vacant in 2018 were again recorded as Closed or Vacant in 2020
- The majority of vacant units were in Other protected frontages, notably at Fernlea Road and Bedford Hill.

### Vacant Units by year (All designated frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	215	217	214	214	212	209	214	216	218	214
Vacant Units	21	18	16	17	16	14	23	25	31	20
Vacancy Rate	10%	8%	7%	8%	8%	7%	11%	12%	14%	9%



### Vacant Units by year (Core frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	32	33	33	33	34	33	33	33	33	33
Vacant Units	0	1	0	1	2	2	1	4	4	2
Vacancy Rate	0%	3%	0%	3%	6%	6%	3%	12%	12%	5%

### Vacant Units by year (Secondary frontages)

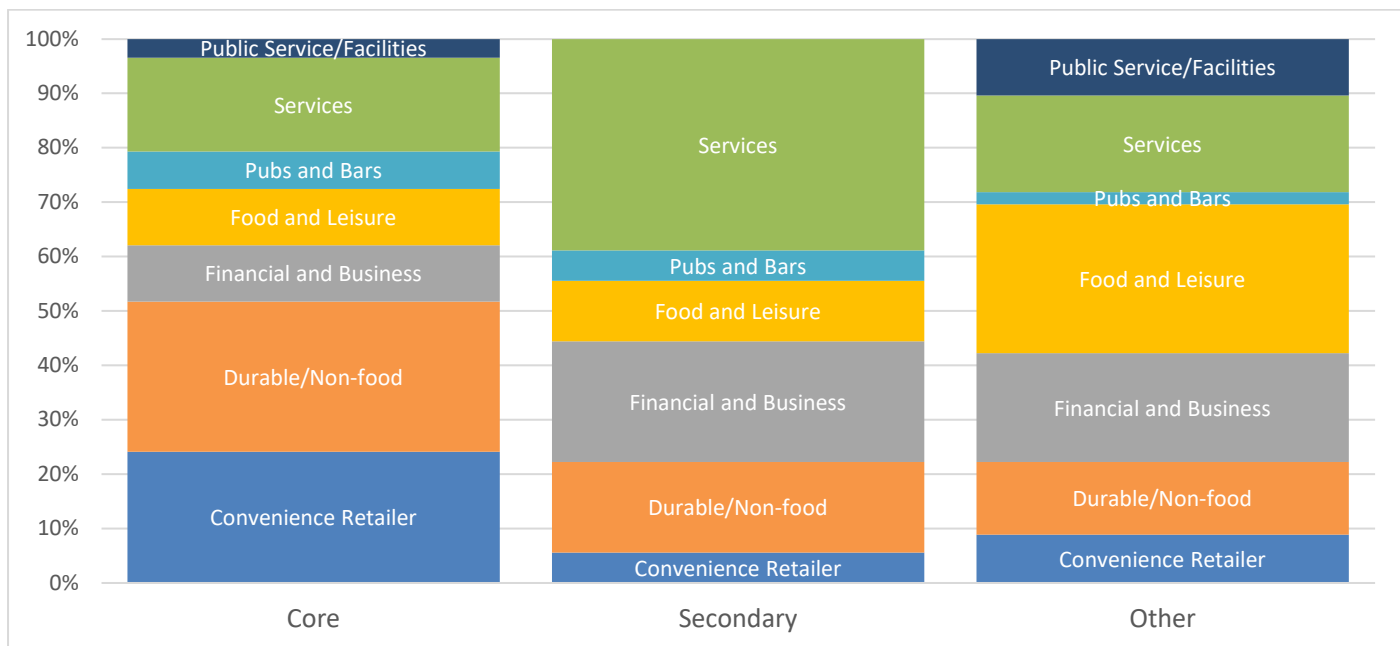
	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	67	67	67	38	38	21	20	20	20	40
Vacant Units	8	4	4	4	3	0	0	0	2	3
Vacancy Rate	12%	6%	6%	11%	8%	0%	0%	0%	10%	7%

### Vacant Units by year (Other frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	116	117	114	143	140	155	161	163	165	142
Vacant Units	13	13	12	12	11	12	23	21	25	16
Vacancy Rate	11%	11%	11%	8%	8%	8%	14%	13%	15%	11%

## Balham Town Centre – Retail Categories

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	24%	28%	10%	10%	7%	17%	3%
Secondary	6%	17%	22%	11%	6%	39%	0%
Other	9%	13%	20%	27%	2%	18%	10%
Total	11%	16%	19%	23%	3%	20%	8%

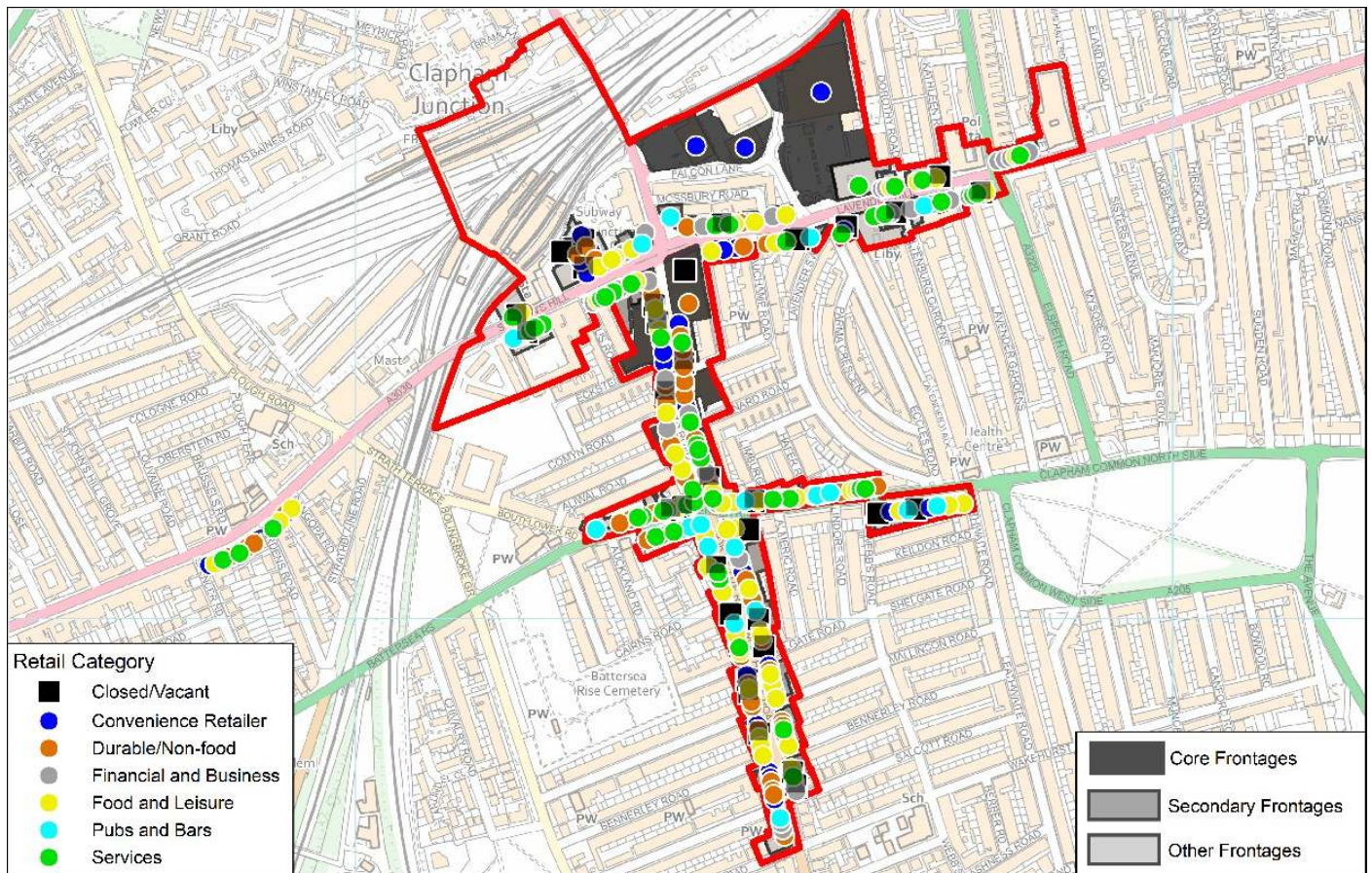


# Clapham Junction Town Centre - Headline results

The combined vacancy rate in Clapham Junction Town Centre (all uses) had remained consistently low since between 2004 to 2014 - generally between 2-4% - and the 11% vacancy rate recorded in 2020 is notably higher than the 5% recorded in 2018 and 7% in 2016. There was no increase in the number of vacancies in the Core frontages which remained at 9% vacancy rate, however there were twice as many vacant units in the Secondary frontages compared to 2018, and three times as many vacant units in Other Frontages.

Footfall fell significantly during 2020 in Clapham Junction Town centre, reflecting the significant number of commuters who would normally pass through the area each day. Food and leisure uses play a key role in the centre, with 21% of units in this category. The closure of Debenhams department store in June 2020 and STA travel agent followed nationwide closures of the chains.

The retail performance of individual parades varies widely and may be a function of rental/business rate differentials, footfall, or the types of uses occupied.

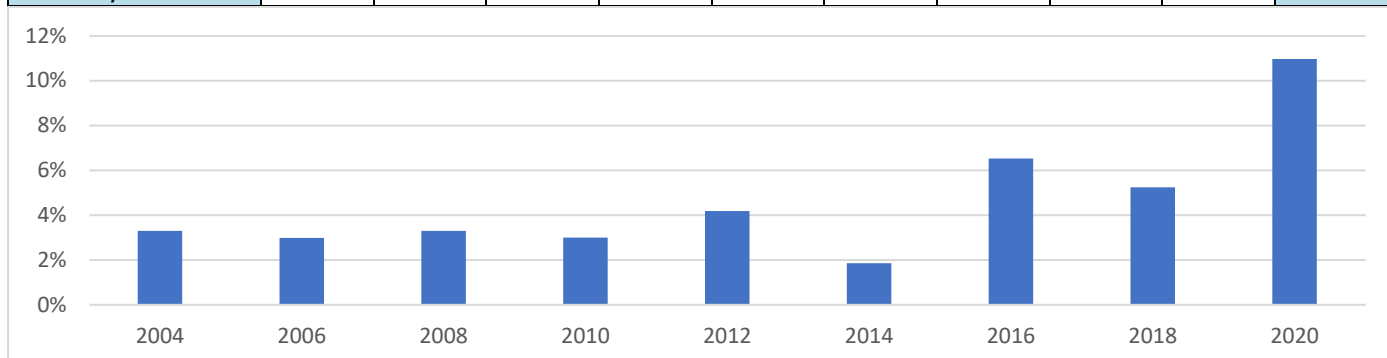


## Clapham Junction Town Centre – Vacancies by Frontage

- There were 36 vacant units in Clapham Junction Town Centre, which is more than double the number of vacancies in 2018.
- 31 of these 36 vacant units were newly vacant and included 13 Durable/Non-food units, 7 Food and Leisure units and 6 Services units.
- Secondary frontages saw the vacancy rate rise from 6% to 12% and Other frontages increased from 3% to 12%.
- Vacant units in Other frontages increased from 4 units in 2018 to 16 units in 2020.
- Vacancies in Other frontages included 5 clothes shops, a drycleaner and 3 cafes.
- 6 of the newly vacant shops were clothes shops on Northcote Road.
- 5 vacant shops remained unoccupied since the survey in 2018.

### Vacant Units by year (All designated frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	334	335	333	334	334	323	322	324	328	330
Vacant Units	11	10	11	10	14	6	21	17	36	15
Vacancy Rate	3%	3%	3%	3%	4%	2%	7%	5%	11%	5%



### Vacant Units by year (Core frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	68	69	69	69	69	69	68	68	69	69
Vacant Units	0	0	3	1	3	1	5	6	6	3
Vacancy Rate	0%	0%	4%	1%	4%	1%	7%	9%	9%	4%

### Vacant Units by year (Secondary frontages)

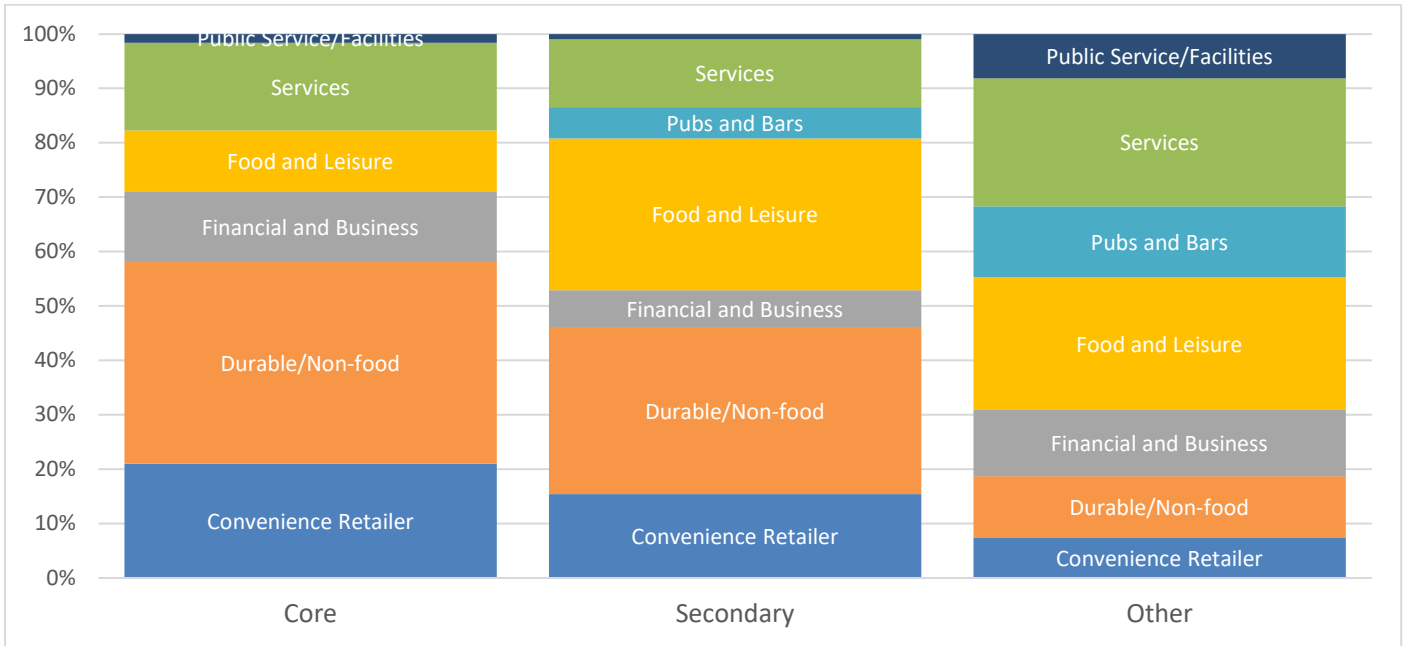
	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	76	77	76	93	93	100	116	117	119	96
Vacant Units	4	5	3	4	4	0	9	7	14	6
Vacancy Rate	5%	6%	4%	4%	4%	0%	8%	6%	12%	6%

### Vacant Units by year (Other frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	190	189	188	172	172	154	138	139	140	165
Vacant Units	7	5	5	5	7	5	7	4	16	7
Vacancy Rate	4%	3%	3%	3%	4%	3%	5%	3%	11%	4%

## Clapham Junction Town Centre - Retail Categories

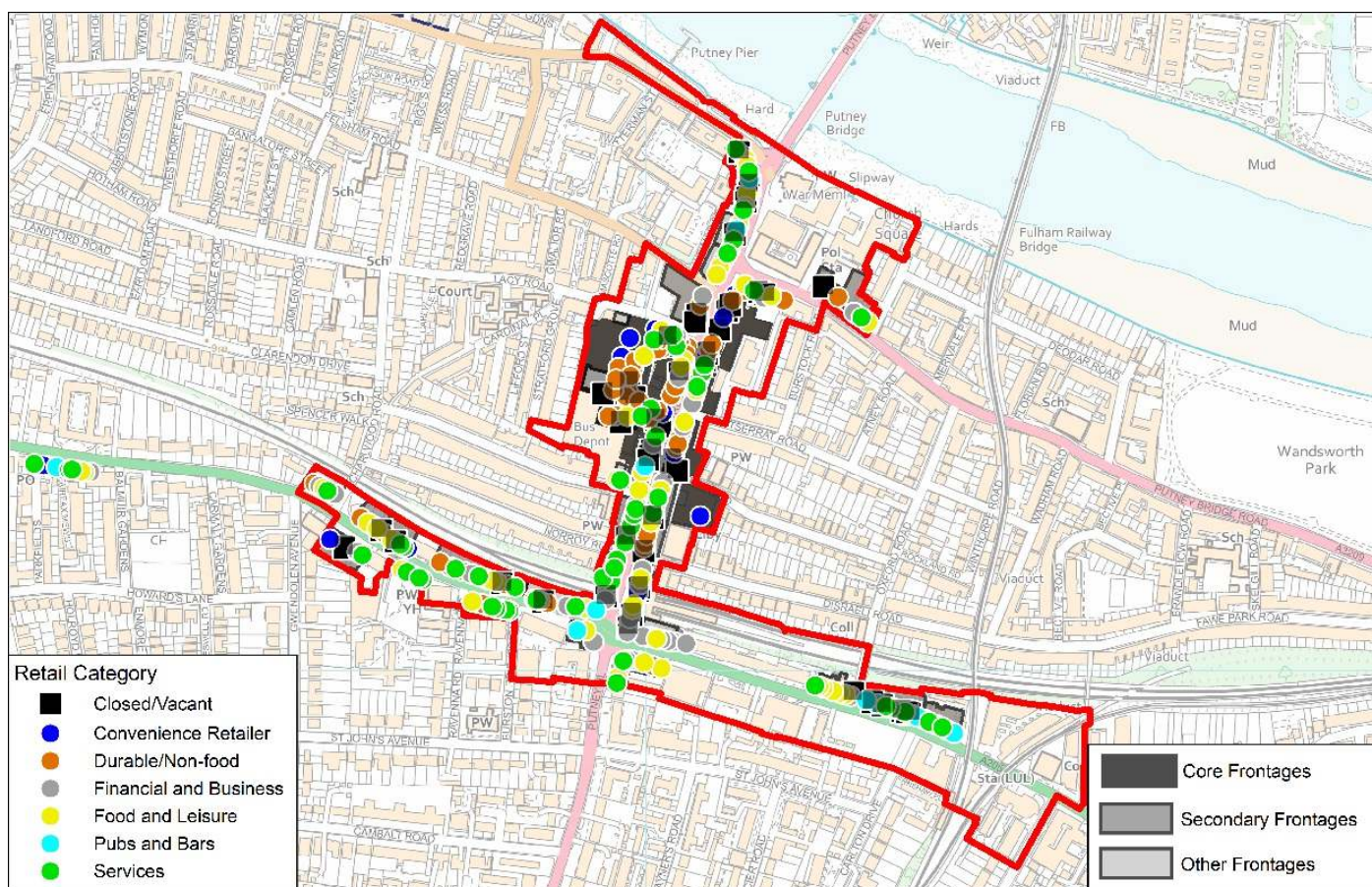
	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	21%	37%	13%	11%	0%	16%	2%
Secondary	15%	31%	7%	28%	6%	13%	1%
Other	7%	11%	12%	24%	13%	24%	8%
Total	13%	24%	10%	23%	8%	18%	4%



## Putney Town Centre – Headline Results

The total number of vacant units in all frontages in Putney Town Centre has increased by an additional 12 units since 2018. This was the same number of additional vacancies recorded between 2016 and 2018. The combined vacancy rate (all uses) had remained steady since at least 2004 - generally between 5-6% - however the 12% vacancy rate recorded in 2018 and the 16% rate in 2020 is now twice the average of 8% for 2004 - 2020.

There was an increase of only 1 unit in the Core frontages, following a large increase of 9 units between 2016 and 2018. Secondary frontages and Other frontages both saw an increase of 6 units when compared to 2018.

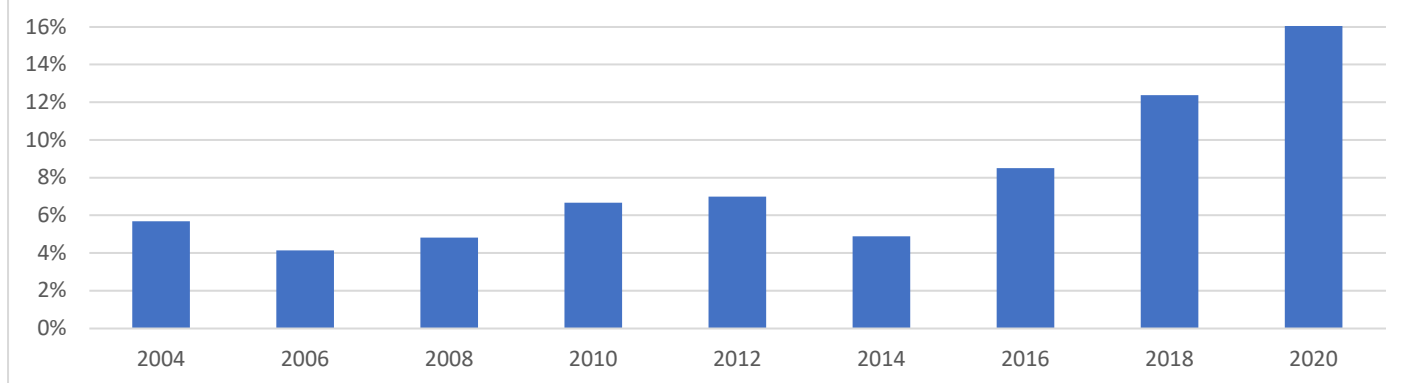


## Putney Town Centre – Vacancies by Frontage

- There were 50 vacancies in Putney Town Centre of which 29 were newly vacant.
- These included 6 Durable/Non-food units, including 4 Home Improvement shops, a Stationer, Clothes shop, and Shoe shop.
- 3 Financial Services units were newly vacant including a bank, estate agent and betting shop.
- 4 restaurants and a café were newly vacant, and 6 Services units including 2 Opticians and Travel Agent.
- Closures of the Halifax bank, Laura Ashley Home and Flight Centre Travel reflected nationwide chain closures.
- 21 vacant units remained unoccupied from 2018, with 7 in each of the core, secondary and other frontages.
- Putney Exchange Shopping Centre had 7 vacant units of the total 40, compared to 5 vacant units recorded in 2018.

### Vacant Units by year (All designated frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	317	315	312	315	315	307	306	307	308	311
Vacant Units	18	13	15	21	22	15	26	38	50	24
Vacancy Rate	6%	4%	5%	7%	7%	5%	8%	12%	16%	8%



### Vacant Units by year (Core frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	95	94	94	92	91	89	85	85	85	90
Vacant Units	4	3	3	9	7	6	6	15	16	8
Vacancy Rate	4%	3%	3%	10%	8%	7%	7%	18%	19%	9%

### Vacant Units by year (Secondary frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	103	102	100	107	107	105	107	106	107	105
Vacant Units	6	5	5	7	5	7	9	13	19	8
Vacancy Rate	6%	5%	5%	7%	5%	7%	8%	12%	18%	8%

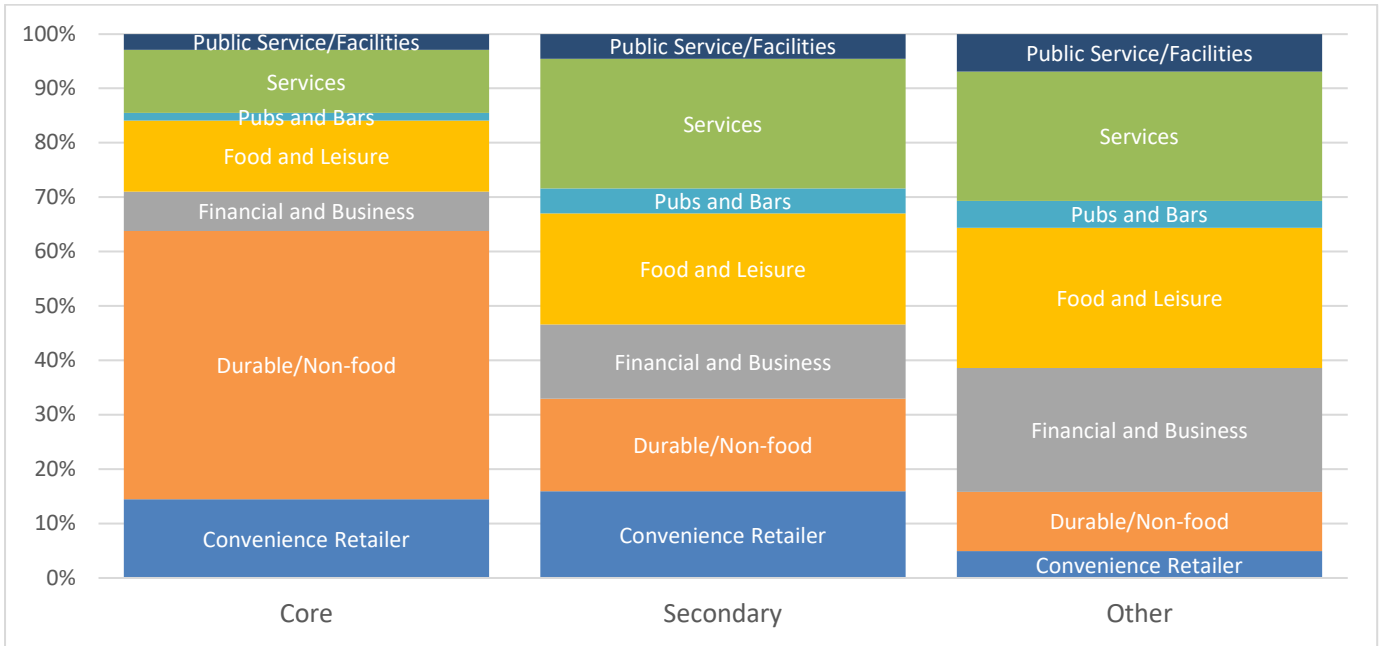
### Vacant Units by year (Other frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	119	119	118	116	117	113	114	113	116	116
Vacant Units	8	5	7	5	10	2	11	7	13	8
Vacancy Rate	7%	4%	6%	4%	9%	2%	10%	6%	11%	7%



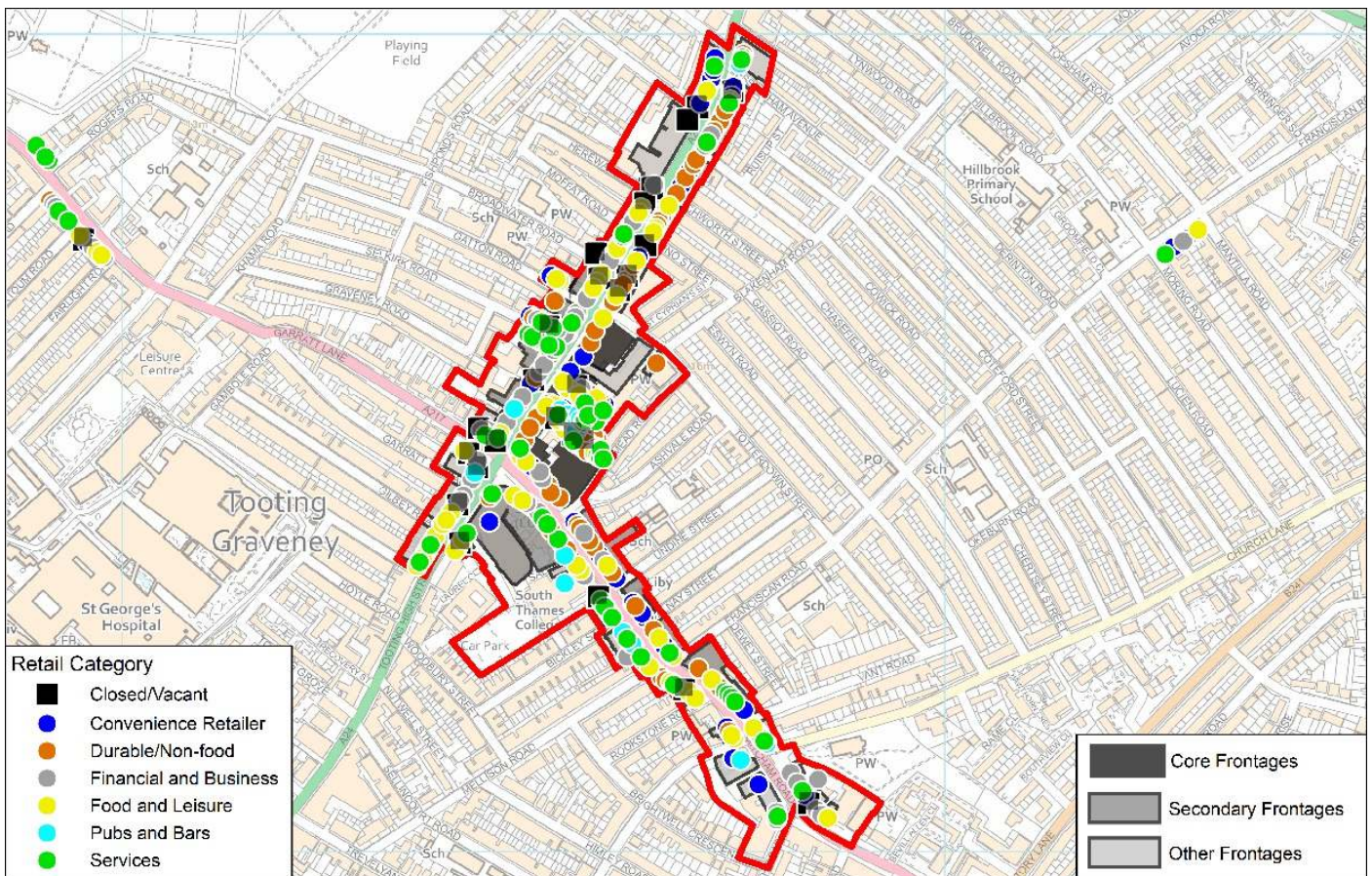
## Putney Town Centre - Retail Categories

	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	14%	49%	7%	13%	1%	12%	3%
Secondary	16%	17%	14%	20%	5%	24%	5%
Other	5%	11%	23%	26%	5%	24%	7%
Total	11%	23%	16%	21%	4%	21%	5%



## Tooting Town Centre – Headline Results

The vacancy rate in Tooting Town Centre has increased from 8% in 2018 to 10% in 2020, which is a smaller increase than recorded in other Town Centres. The combined vacancy rate (all uses) has remained consistently low since 2004 - generally between 3-7% - increasing slightly to 8% in 2018. Vacant units on Core frontages remain unchanged and there was an increase of one unit in Secondary Frontages. The 34 vacant units in Other Frontages include 14 Units Under Construction or Refurbishment in 2020, including 8 units at 180-218 Upper Tooting Road. If these are excluded, the vacancy rate would be around the average of 6%. The total number of units on Other frontages was lower than previously recorded as Tooting Market was not surveyed in 2020 due to social distancing considerations.

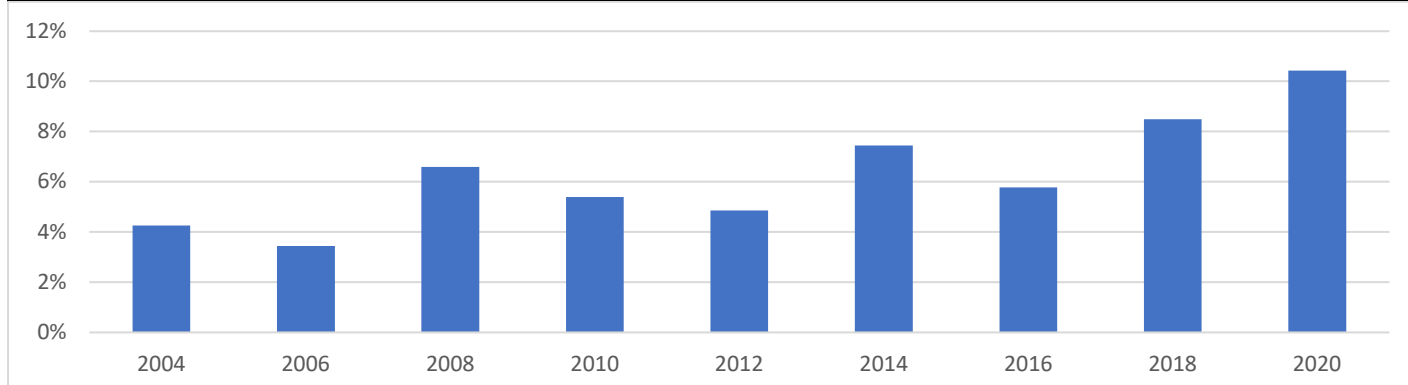


## Tooting Town Centre – Vacancies by Frontage

- There were 42 vacancies in Tooting Town Centre of which 14 were newly vacant units.
- 14 units recorded as Closed or Vacant in 2018 remained unoccupied in 2020.
- 5 Financial Services units were newly vacant including 2 betting shops and a bureau de change.
- Other newly vacant units included a printing shop, an undertaker and 2 restaurants.
- The majority of vacant units were on Upper Tooting Road, with fewer vacancies on Mitcham Road.

### Vacant Units by year (All designated frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	399	407	410	408	432	430	450	448	403	421
Vacant Units	17	14	27	22	21	32	26	38	42	27
Vacancy Rate	4%	3%	7%	5%	5%	7%	6%	8%	10%	6%



### Vacant Units by year (Core frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	29	28	29	27	27	28	27	26	27	28
Vacant Units	0	0	2	2	1	1	1	1	1	1
Vacancy Rate	0%	0%	7%	7%	4%	4%	4%	4%	4%	4%

### Vacant Units by year (Secondary frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	104	103	103	113	113	111	114	111	113	109
Vacant Units	5	5	7	4	6	5	6	6	7	6
Vacancy Rate	5%	5%	7%	4%	5%	5%	5%	5%	6%	5%

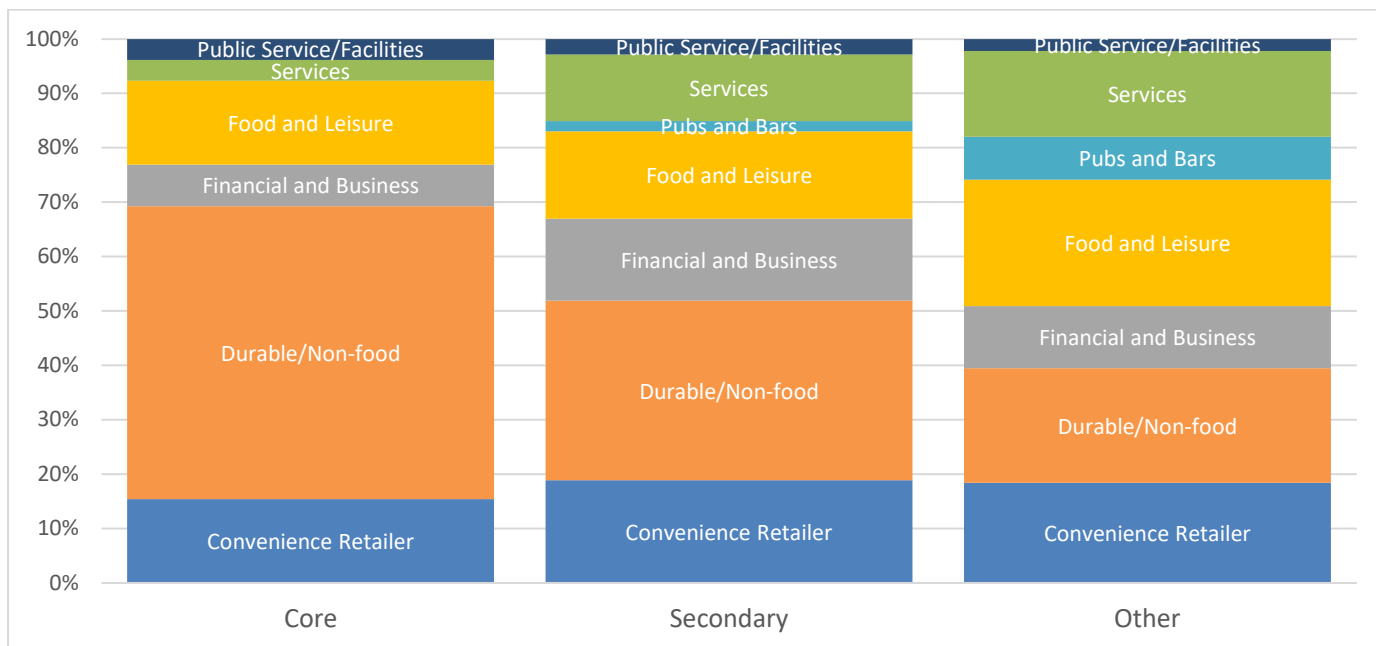
### Vacant Units by year (Other frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	266	276	278	268	292	291	309	311	263	284
Vacant Units	12	9	18	16	14	26	19	31	34	20
Vacancy Rate	5%	3%	6%	6%	5%	9%	6%	10%	13%	7%

- Excludes Tooting Market
- Includes 19 Units Under Construction or Refurbishment in 2020, 18 in 2018

## Tooting Town Centre – Retail Categories

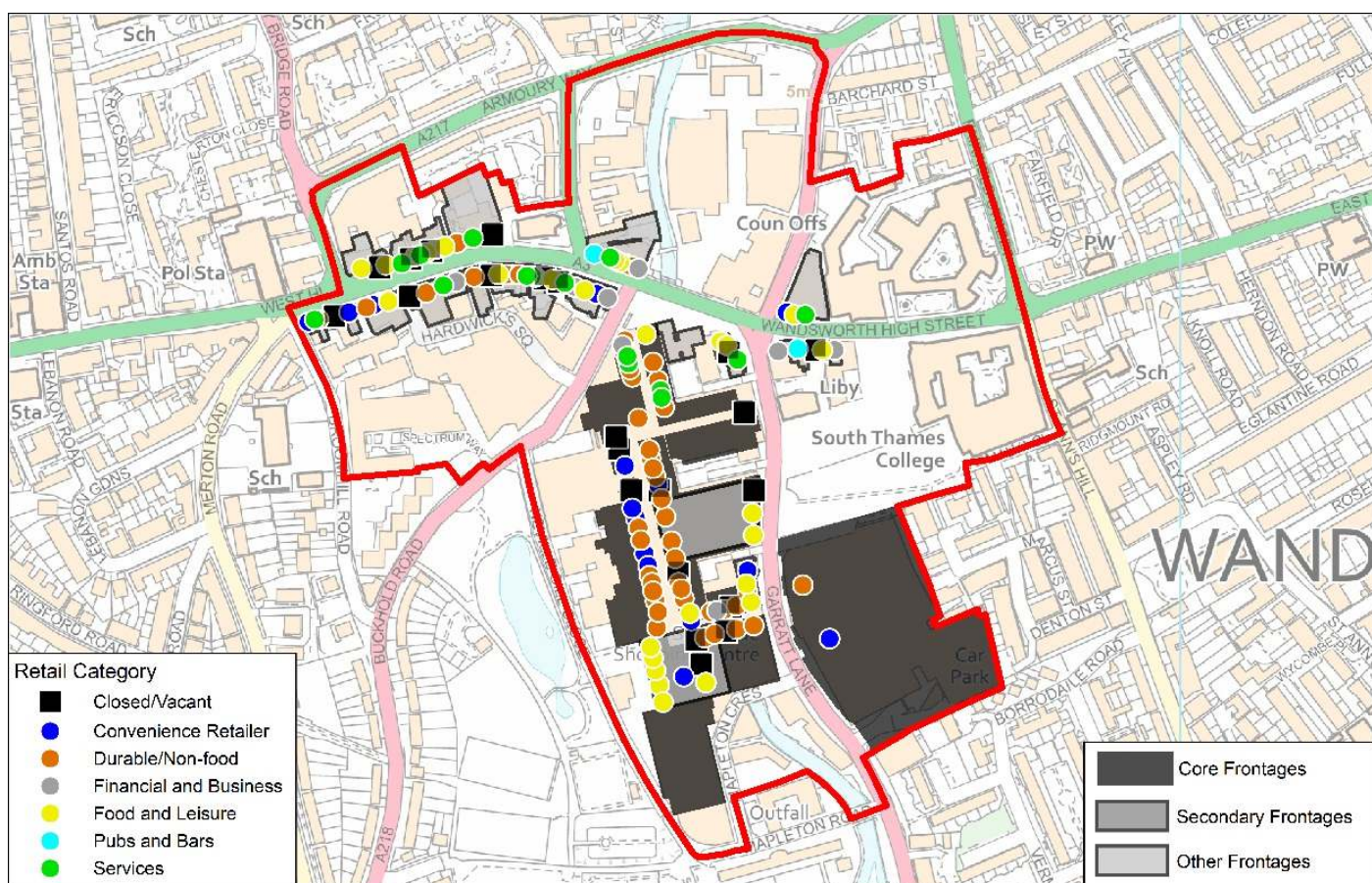
	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	15%	54%	8%	15%	0%	4%	4%
Secondary	19%	33%	15%	16%	2%	12%	3%
Other	18%	21%	11%	23%	8%	16%	2%
Total	18%	27%	12%	21%	6%	14%	3%



## Wandsworth Town Centre – Headline Results

The combined vacancy rate in Core and Other frontages in Wandsworth Town Centre has increased slightly to 15%, compared to the 9% recorded in 2018. There were 23 units recorded as vacant or closed in 2020, which is 9 more than in 2018. The largest increase was in the Core Frontage which increased from a record low of 5% in 2018 to 14% in 2020. A smaller rise from 13% to 16% was recorded in Other protected frontages. 9 units were recorded as vacant or closed in Southside Shopping Centre out of a total of 63 units.

The protected frontages in Wandsworth Town Centre consist of Core Shopping frontages and protected Other frontages only; there are no Secondary frontages designated within Wandsworth Town Centre. Apart from Sainsbury's in Garratt Lane, all the Core Shopping frontages are entirely within the indoor Southside shopping centre. Regeneration over recent years has reconfigured the shopping centre and the units within it therefore it is not possible to make a direct comparison with previous years' survey results and vacancy rates in the recent past have reflected the complete remodelling of the interior. This is reflected in the total number of units in the protected frontages which has reduced markedly in recent years from 170 units in 2012, to 143 in 2016, with a slight increase to 151 in 2020 following newly created or subdivided units.

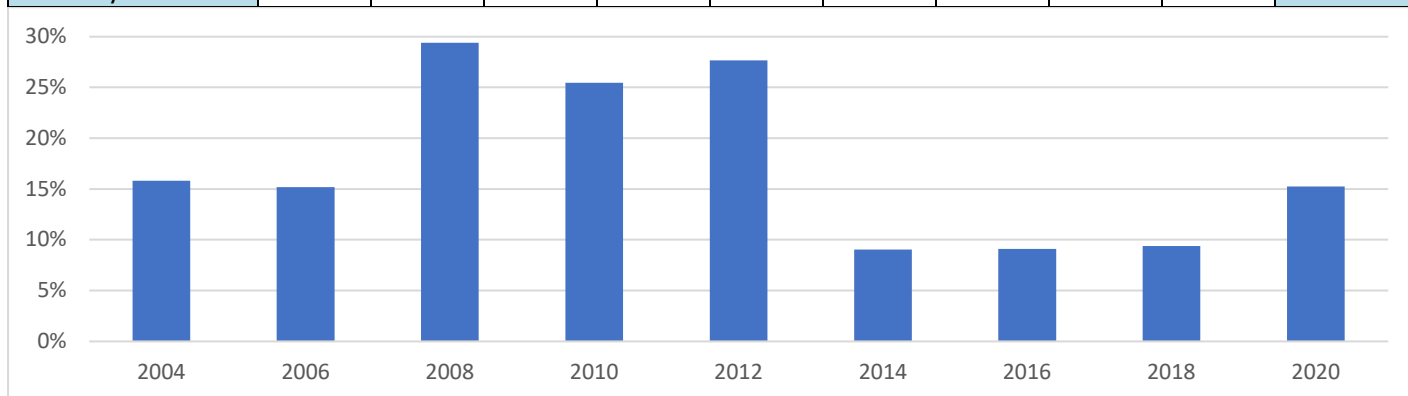


## Wandsworth Town Centre – Vacancies by Frontage

- There were 23 vacancies in Wandsworth Town Centre of which 11 were newly vacant.
- Of the newly vacant units, 6 were Durable/Non-food units.
- The closure of Debenhams department store followed nationwide closures of the chain.
- Other notable closures included Thomas Cook Travel Agents, Santander Bank, and Patisserie Valerie café.
- Of the 14 units recorded as vacant in 2018, 2 units had been occupied in 2020.

### Vacant Units by year (All designated frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	177	178	177	169	170	144	143	149	151	162
Vacant Units	28	27	52	43	47	13	13	14	23	29
Vacancy Rate	16%	15%	29%	25%	28%	9%	9%	9%	15%	18%



### Vacant Units by year (Core frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	49	52	50	86	87	63	65	65	65	65
Vacant Units	5	3	6	23	28	5	5	3	9	10
Vacancy Rate	10%	6%	12%	27%	32%	8%	8%	5%	14%	15%

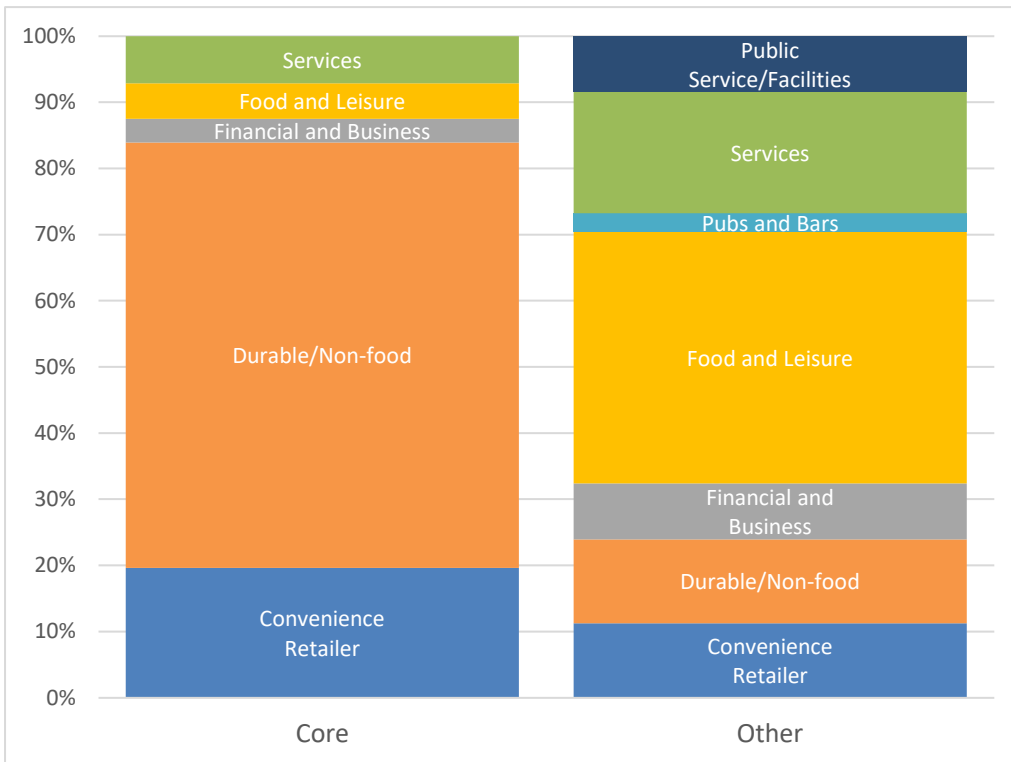
### Vacant Units by year (Other frontages)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	106	105	105	83	83	81	78	84	86	90
Vacant Units	14	17	36	20	19	8	8	11	14	16
Vacancy Rate	13%	16%	34%	24%	23%	10%	10%	13%	16%	18%

## Wandsworth Town Centre – Retail Categories

Percentage of trading units in Wandsworth Town Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	20%	64%	4%	5%	0%	7%	0%
Other	11%	13%	8%	38%	3%	18%	8%
Total	15%	35%	6%	24%	2%	13%	5%



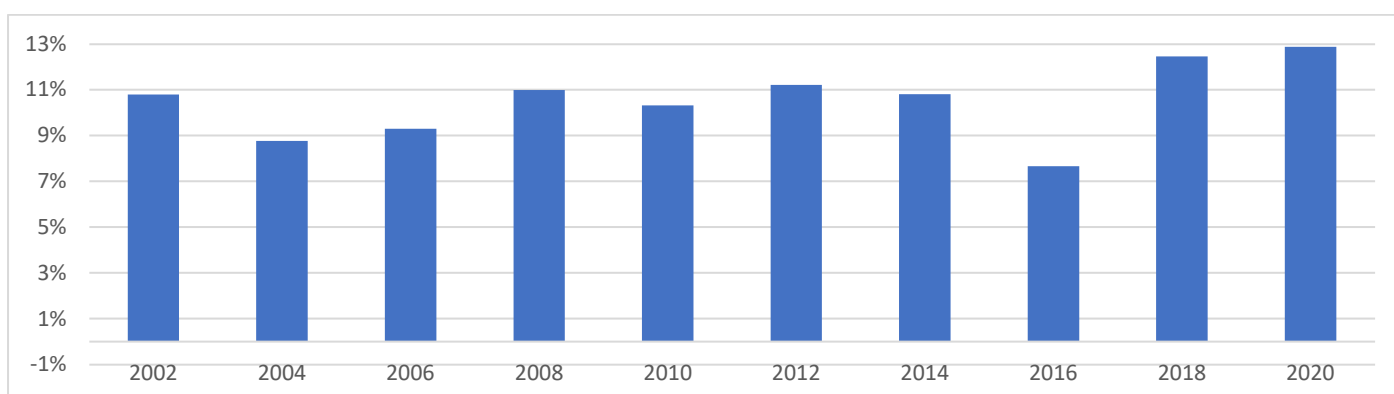
## Local Centres – Headline Results

The vacancy rate in all Local Centres remains largely unchanged between 2018 and 2020 increasing from 12.5% to 12.9%. Roehampton was not fully surveyed and is excluded from these results. The vacancy rate in Local Centres has remained at consistent levels with slight decreases in vacancies in Core and Other frontages and a slight increase in Secondary frontages.

### Local Centres – Vacancies by Frontage

#### Units in All Local Centre Retail Frontages

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	565	559	559	555	562	553	546	561	562	528	558
Vacant Units	61	49	52	61	58	62	59	43	70	68	58
Vacancy Rate	11%	9%	9%	11%	10%	11%	11%	8%	12%	13%	10%



#### Units in All Protected Core Shopping Frontages

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	127	126	128	126	126	125	104	105	104	99	118
Vacant Units	14	9	10	9	12	13	11	5	12	11	11
Vacancy Rate	11%	7%	8%	7%	10%	10%	11%	5%	12%	11%	9%

#### Units in All Protected Secondary Shopping Frontages

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	141	137	136	136	142	141	159	163	163	153	148
Vacant Units	15	13	17	18	14	16	19	10	21	25	17
Vacancy Rate	11%	9%	13%	13%	10%	11%	12%	6%	13%	16%	11%

#### Units in All Other Shopping Frontages

	2002	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	297	296	295	293	294	287	283	293	295	276	293
Vacant Units	32	27	25	34	32	33	29	28	37	32	31
Vacancy Rate	11%	9%	8%	12%	11%	11%	10%	10%	13%	12%	11%

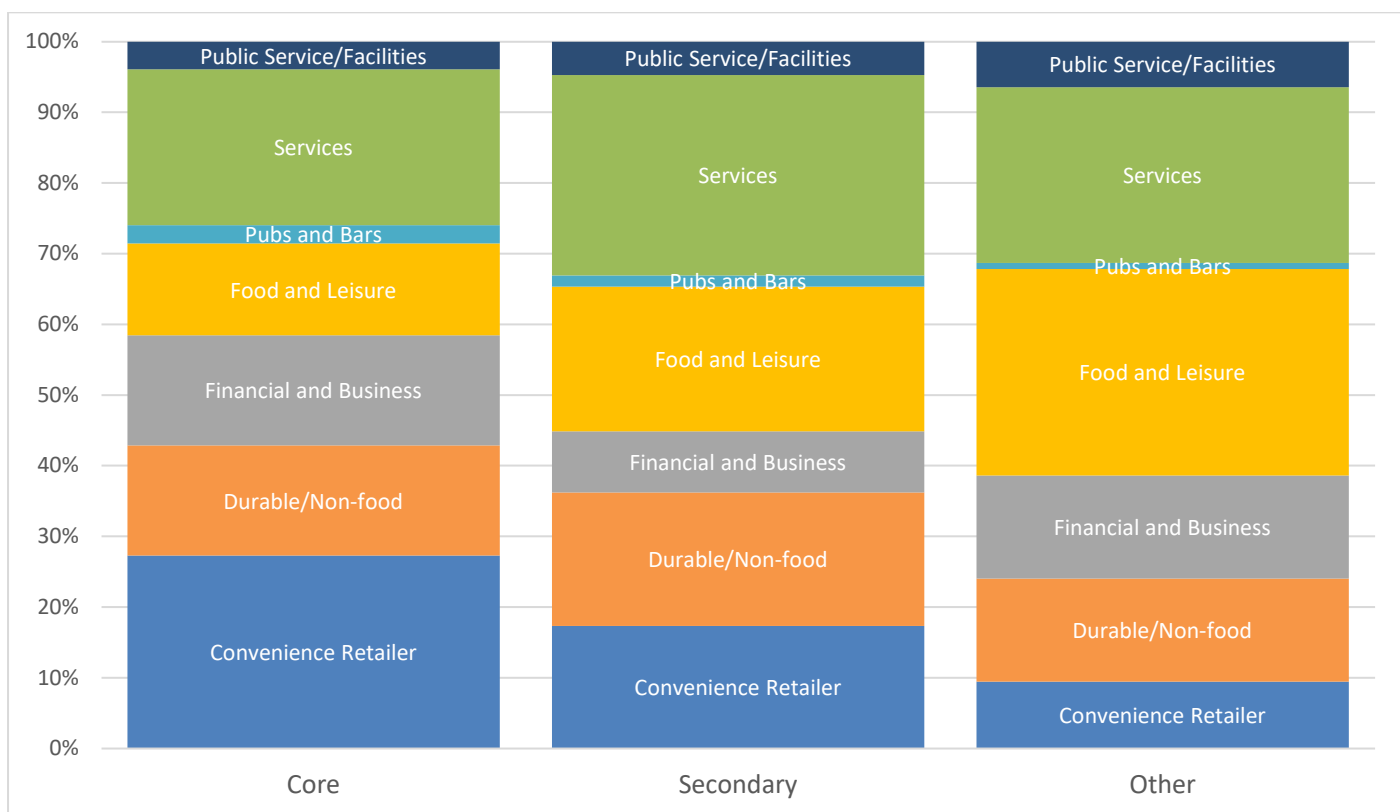


## Local Centres – Retail Categories by Frontage

The table and chart below show the percentage of all units in the retail categories that are in each protected frontage in the Local Centres as a proportion of all categories.

Percentage of trading units in Local Centres by retail category and frontage

	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/Facilities
Core	27%	16%	16%	13%	3%	22%	4%
Secondary	17%	19%	9%	20%	2%	28%	5%
Other	9%	15%	15%	29%	1%	25%	6%
<b>Total</b>	<b>15%</b>	<b>16%</b>	<b>13%</b>	<b>24%</b>	<b>1%</b>	<b>25%</b>	<b>5%</b>

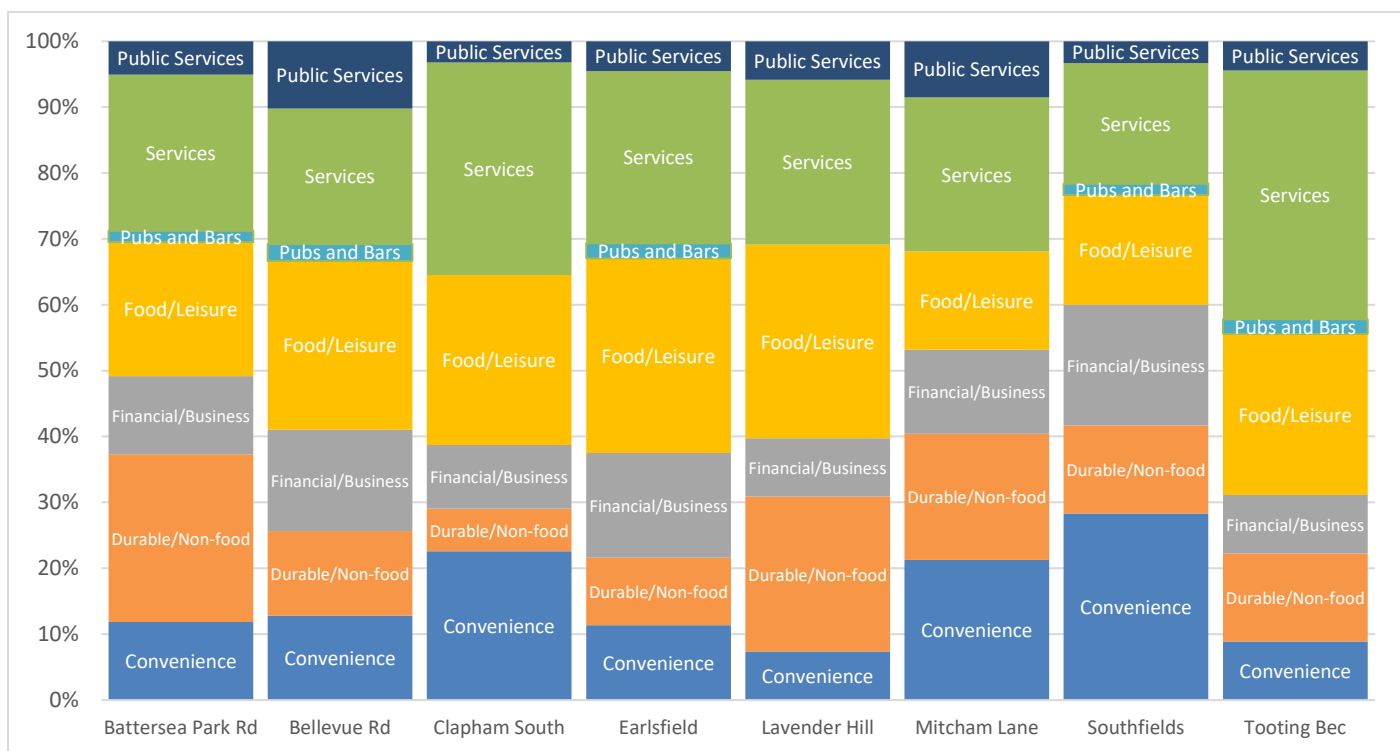


## Local Centres – Retail Categories by Centre

The table and chart below show the percentage of all units in the retail categories that are in each Local Centre as a proportion of that category.

Percentage of trading units in Local Centres by retail category

Row Labels	Convenience	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Battersea Park Rd	12%	25%	12%	20%	2%	24%	5%
Bellevue Rd	13%	13%	15%	26%	3%	21%	10%
Clapham South	23%	6%	10%	26%	0%	32%	3%
Earlsfield	11%	10%	16%	30%	2%	26%	5%
Lavender Hill	7%	24%	9%	29%	0%	25%	6%
Mitcham Lane	21%	19%	13%	15%	0%	23%	9%
Southfields	28%	13%	18%	17%	2%	18%	3%
Tooting Bec	9%	13%	9%	24%	2%	38%	4%
<b>Total</b>	<b>15%</b>	<b>16%</b>	<b>13%</b>	<b>24%</b>	<b>1%</b>	<b>25%</b>	<b>5%</b>



## Battersea Park Road Local Centre

### Vacant Units by year

#### Battersea Park Road - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	70	68	68	68	67	64	67	67	68	67
Vacant Units	5	6	10	8	8	4	4	3	6	6
Vacancy Rate	7%	9%	15%	12%	12%	6%	6%	4%	9%	9%

#### Total Units in the Protected Core Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	22	22	22	22	22	19	20	20	21	21
Vacant Units	1	1	2	2	4	1	0	0	2	1
Vacancy Rate	5%	5%	9%	9%	18%	5%	0%	0%	10%	7%

#### Total Units in the Protected Secondary Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	16	16	16	16	16	15	16	16	16	16
Vacant Units	1	2	4	2	1	1	0	2	2	2
Vacancy Rate	6%	13%	25%	13%	6%	7%	0%	13%	13%	10%

#### Total Units in the Other Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	32	30	30	30	29	30	31	31	31	30
Vacant Units	3	3	4	4	3	2	4	1	2	3
Vacancy Rate	9%	10%	13%	13%	10%	7%	13%	3%	6%	9%

### Percentage of trading units in Battersea Park Road Local Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	28%	17%	11%	11%	0%	33%	0%
Secondary	7%	36%	14%	14%	0%	21%	7%
Other	4%	26%	11%	30%	4%	19%	7%
Grand Total	12%	25%	12%	20%	2%	24%	5%

## Bellevue Road Local Centre

### Vacant Units by year

#### Bellevue Road - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	49	50	50	51	49	47	48	48	48	49
Vacant Units	2	3	1	2	5	3	1	4	6	3
Vacancy Rate	4%	6%	2%	4%	10%	6%	2%	8%	13%	6%

#### Total Units in the Protected Secondary Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2016	2020	Average
Total Units	20	21	21	21	20	20	20	20	20	20
Vacant Units	1	1	1	1	3	2	0	2	3	2
Vacancy Rate	5%	5%	5%	5%	15%	10%	0%	10%	15%	8%

#### Total Units in the Other Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	29	29	29	30	29	27	28	28	28	29
Vacant Units	1	2	0	1	2	1	1	2	3	1
Vacancy Rate	3%	7%	0%	3%	7%	4%	4%	7%	11%	5%

### Percentage of trading units in Bellevue Road Local Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Secondary	13%	25%	13%	25%	0%	19%	6%
Other	13%	4%	17%	26%	4%	22%	13%
Grand Total	13%	13%	15%	26%	3%	21%	10%

## Clapham South Local Centre

### Vacant Units by year

#### Clapham South - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	32	31	31	36	35	35	36	37	37	34
Vacant Units	2	2	2	5	3	2	1	4	6	3
Vacancy Rate	6%	6%	6%	14%	9%	6%	3%	11%	16%	9%

#### Percentage of trading units in Clapham South Local Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Services	Public Service/ Facilities
Secondary	23%	6%	10%	26%	32%	3%
Grand Total	23%	6%	10%	26%	32%	3%

## Earlsfield Local Centre

### Vacant Units by year

#### Earlsfield - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	95	93	91	92	92	93	95	94	94	93
Vacant Units	4	6	3	3	4	2	6	6	6	4
Vacancy Rate	4%	6%	3%	3%	4%	2%	6%	6%	6%	5%

#### Total Units in the Protected Core Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	13	14	14	14	14	13
Vacant Units	0	0	0	1	0	0	0	2	1	0
Vacancy Rate	0%	0%	0%	8%	0%	0%	0%	14%	7%	3%

#### Total Units in the Protected Secondary Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	36	36	35	36	37	36	36	35	34	36
Vacant Units	2	3	2	1	3	2	4	1	3	2
Vacancy Rate	6%	8%	6%	3%	8%	6%	11%	3%	9%	7%

#### Total Units in the Other Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	46	44	43	43	42	43	45	45	46	44
Vacant Units	2	3	1	1	1	0	2	3	2	2
Vacancy Rate	4%	7%	2%	2%	2%	0%	4%	7%	4%	4%

#### Percentage of trading units in Earlsfield Local Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Pubs and Bars	Services	Public Service/ Facilities
Core	15%	31%	8%	23%	8%	15%	0%
Secondary	13%	10%	0%	19%	3%	45%	10%
Other	9%	5%	30%	39%	0%	16%	2%
Grand Total	11%	10%	16%	30%	2%	26%	5%

## Lavender Hill/Queenstown Road Local Centre

### Vacant Units by year

#### Lavender Hill/Queenstown Road - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	72	73	73	73	73	72	74	74	74	73
Vacant Units	17	10	13	11	13	20	11	20	6	13
Vacancy Rate	24%	14%	18%	15%	18%	28%	15%	27%	8%	18%

#### Total Units in the Protected Core Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	14	14	14	14	14	14	14	14	14
Vacant Units	3	3	1	4	1	4	2	2	0	2
Vacancy Rate	23%	21%	7%	29%	7%	29%	14%	14%	0%	16%

#### Total Units in the Protected Secondary Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	14	14	14	14	15	15	15	14
Vacant Units	5	3	4	2	3	7	3	6	2	4
Vacancy Rate	36%	21%	29%	14%	21%	50%	20%	40%	13%	27%

#### Total Units in the Other Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	45	45	45	45	45	44	45	45	45	45
Vacant Units	9	4	8	5	9	9	6	12	4	7
Vacancy Rate	20%	9%	18%	11%	20%	20%	13%	27%	9%	16%

### Percentage of trading units in Lavender Hill/Queenstown Road Local Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Services	Public Service/ Facilities
Core	7%	21%	14%	14%	29%	14%
Secondary	23%	31%	0%	15%	31%	0%
Other	2%	22%	10%	39%	22%	5%
Grand Total	7%	24%	9%	29%	25%	6%

## Mitcham Lane Local Centre

### Vacant Units by year

#### Mitcham Lane - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	61	62	63	63	62	63	65	65	65	63
Vacant Units	7	10	13	10	9	18	8	14	16	12
Vacancy Rate	11%	16%	21%	16%	15%	29%	12%	22%	25%	18%

#### Total Units in the Protected Core Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	20	20	20	20	20	20	20	20	20	20
Vacant Units	3	4	4	4	4	6	3	5	5	4
Vacancy Rate	15%	20%	20%	20%	20%	30%	15%	25%	25%	21%

#### Total Units in the Protected Secondary Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	15	16	16	15	16	18	18	18	16
Vacant Units	1	3	4	2	2	5	1	4	6	3
Vacancy Rate	7%	20%	25%	13%	13%	31%	6%	22%	33%	19%

#### Total Units in the Other Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	26	27	27	27	27	27	27	27	27	27
Vacant Units	3	3	5	4	3	7	4	5	5	4
Vacancy Rate	12%	11%	19%	15%	11%	26%	15%	19%	19%	16%

### Percentage of trading units in Mitcham Lane Local Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Services	Public Service/ Facilities
Core	38%	8%	15%	0%	31%	8%
Secondary	8%	42%	17%	25%	8%	0%
Other	18%	14%	9%	18%	27%	14%
Grand Total	21%	19%	13%	15%	23%	9%



## Southfields Local Centre

### Vacant Units by year

#### Southfields - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	75	75	75	75	71	69	71	70	70	72
Vacant Units	5	3	4	5	8	3	3	5	9	5
Vacancy Rate	7%	4%	5%	7%	11%	4%	4%	7%	13%	7%

#### Total Units in the Protected Core Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	14	14	14	14	14	14	14	14
Vacant Units	1	0	0	0	0	0	0	1	2	0
Vacancy Rate	7%	0%	0%	0%	0%	0%	0%	7%	14%	3%

#### Total Units in the Protected Secondary Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	15	15	15	15	14	13	13	13	14
Vacant Units	1	2	1	0	2	0	0	1	3	1
Vacancy Rate	7%	13%	7%	0%	13%	0%	0%	8%	23%	8%

#### Total Units in the Other Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	46	46	46	46	42	41	44	44	43	44
Vacant Units	3	1	3	5	6	3	3	4	4	4
Vacancy Rate	7%	2%	7%	11%	14%	7%	7%	9%	9%	8%

### Percentage of trading units in Southfields Local Centre by retail category and frontage

	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Services	Public Service/ Facilities
Core	50%	8%	25%	17%	0%	0%
Secondary	40%	10%	20%	10%	10%	10%
Other	18%	16%	16%	18%	0%	26%
Grand Total	28%	13%	18%	17%	2%	18%

## Tooting Bec Local Centre

### Vacant Units by year

#### Tooting Bec - All Retail Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	54	55	55	55	55	55	56	56	56	55
Vacant Units	4	5	6	6	5	3	4	7	12	6
Vacancy Rate	7%	9%	11%	11%	9%	5%	7%	13%	21%	10%

#### Total Units in the Protected Core Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	6	6	7
Vacant Units	0	0	1	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	14%	0%	0%	0%	0%	0%	0%	2%

#### Total Units in the Other Shopping Frontages

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	47	48	48	48	48	48	49	50	50	48
Vacant Units	4	5	5	6	5	3	4	7	12	6
Vacancy Rate	9%	10%	10%	13%	10%	6%	8%	14%	24%	12%

### Percentage of trading units in Southfields Local Centre by retail category and frontage

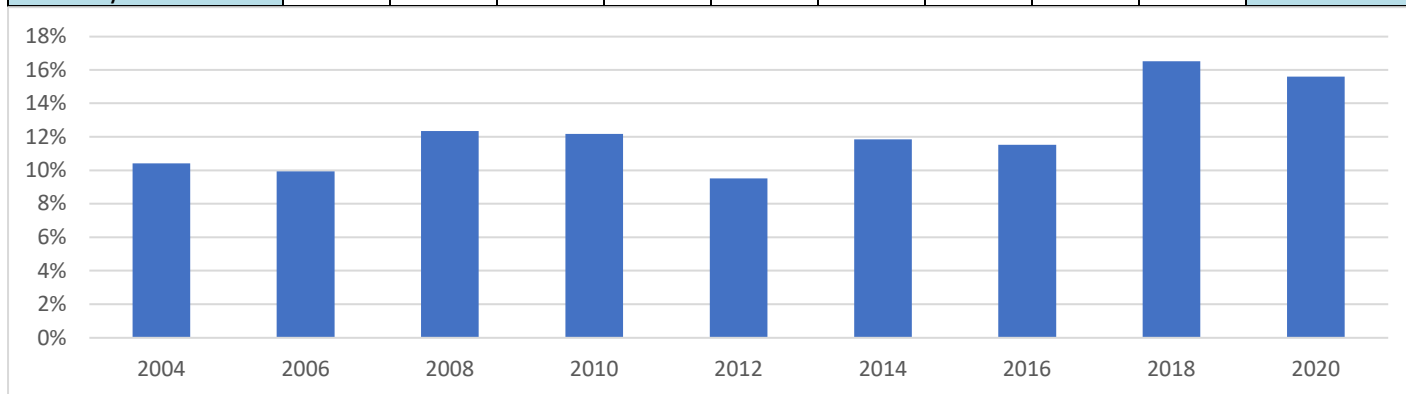
	Convenience Retailer	Durable/ Non-food	Financial and Business	Food and Leisure	Services	Public Service/ Facilities
Core	29%	0%	29%	14%	14%	14%
Other	5%	16%	5%	26%	0%	42%
Grand Total	9%	13%	9%	24%	2%	38%

## Important Local Parades - Vacant Units by year

Around a third of Local Parades were not surveyed in 2020, however the vacancy rate of those that were surveyed shows a slight decrease from 17% in 2018 to 16% in 2020.

Units in All Retail Frontages in the Important Local Parades

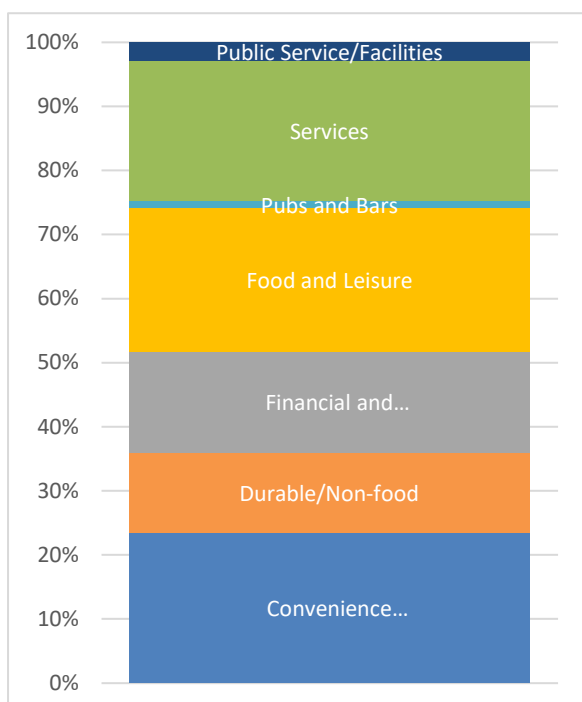
	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	346	342	308	304	305	321	304	303	186	302
Vacant Units	36	34	38	37	29	38	35	50	29	36
Vacancy Rate	10%	10%	12%	12%	10%	12%	12%	17%	16%	12%



## Important Local Parades – Retail Categories

Percentage of trading units in Important Local Parades by retail category

	Convenience Retailer	Durable/Non-food	Financial and Business	Food and Leisure	Services	Public Service/Facilities
Total	24%	12%	16%	22%	1%	22%



## Important Local Parades

### Vacant Units by year

#### ILP1

##### 152-168 Battersea Bridge Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	0	0	0	0	0	1	2	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	17%	33%	6%

#### ILP2

##### 141-185 Battersea High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	19	19	19	19	19	19	19	19	19	19
Vacant Units	5	5	5	3	3	4	1	4	5	4
Vacancy Rate	26%	26%	26%	16%	16%	21%	5%	21%	26%	20%

#### ILP3

##### 275-305 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	13	13	13	13	14	14	14	14
Vacant Units	2	1	3	2	2	7	2	5	0	3
Vacancy Rate	14%	7%	23%	15%	15%	54%	14%	36%	0%	20%

#### ILP4

##### 129-139 Beaumont Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	0	1	0	1	2	2	7*	*7	7*	3
Vacancy Rate	0%	14%	0%	14%	29%	29%	100%	100%	100%	43%

\* All Units Under Construction

#### ILP5

##### 2-14 Blandfield Road/55-61 & 81-95 Nightingale Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	19	19	18	18	18	18	18	18	18	18
Vacant Units	5	3	4	7	3	1	3	3	4	4
Vacancy Rate	26%	16%	22%	39%	17%	6%	17%	17%	22%	20%

ILP6

47-67 East Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	10	10	10	10	10	10	10	10	10
Vacant Units	1	0	0	1	1	0	0	2	2	1
Vacancy Rate	10%	0%	0%	10%	10%	0%	0%	20%	20%	8%

ILP7

135-153 Franciscan Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	9	9	9	9	9	9	9
Vacant Units	0	0	1	1	0	1	0	0	0	0
Vacancy Rate	0%	0%	11%	11%	0%	11%	0%	0%	0%	4%

ILP8

171-227 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	29	29	29	29	29	29	29	29	29	29
Vacant Units	3	4	3	3	2	3	6	4	6	4
Vacancy Rate	10%	14%	10%	10%	7%	10%	21%	14%	21%	13%

ILP9

812-842 & 911-919 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	20	20	20	20	20	20	20	20	20	20
Vacant Units	2	0	1	0	1	1	0	0	1	1
Vacancy Rate	10%	0%	5%	0%	5%	5%	0%	0%	5%	3%

ILP12

169-201 Merton Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	16	16	16	16	16	16	15	15	15	16
Vacant Units	1	2	1	0	0	0	1	1	3	1
Vacancy Rate	6%	13%	6%	0%	0%	0%	7%	7%	20%	6%

ILP15

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

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	13	13	13	13	13	13	15	15	14
Vacant Units	0	0	2	2	0	1	1	3	0	1
Vacancy Rate	0%	0%	15%	15%	0%	8%	8%	20%	0%	7%

ILP18

1-6 Rockingham Close

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	4	3	3	4
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

ILP19

115-141 St Johns Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	17	17	17	17	17	17	17	17	16	17
Vacant Units	1	1	1	4	0	1	1	0	0	1
Vacancy Rate	6%	6%	6%	24%	0%	6%	6%	0%	0%	6%

ILP21

314-324 Trinity Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	5	5	6
Vacant Units	0	0	0	1	0	0	0	1	0	0
Vacancy Rate	0%	0%	0%	17%	0%	0%	0%	20%	0%	4%

Important Local Parades Not Surveyed

- ILP10 - 74-88 Inner Park Road
- ILP11 - 50-94 Lower Richmond Road
- ILP13 - 2-12 Montfort Place
- ILP14 - 58-86 & 91-111 Moyser Road
- ILP16 - 1-11 Petersfield Rise
- ILP17 - 1-7 Portswood Place
- ILP20 - 323-409 Tildesley Road
- ILP22 - 271-299 Upper Richmond Road
- ILP23 - 349-393 Upper Richmond Road

## Appendix – Vacant Units and Rate by Year

## Balham Town Centre - Vacant Units by year

### Core

#### 131-169 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	14	14	14	14	14	14
Vacant Units	0	0	0	0	0	0	0	1	2	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	7%	14%	2%

#### 162-200 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	18	19	19	19	19	18	17	17	17	18
Vacant Units	0	1	0	1	2	2	1	3	2	1
Vacancy Rate	0%	5%	0%	5%	11%	11%	6%	18%	12%	7%

#### Waitrose, 134-152 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

### Secondary

#### 117-129 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	0	1	0	0	0	0	0	0	0	0
Vacancy Rate	0%	20%	0%	0%	0%	0%	0%	0%	0%	2%

#### 15-31 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	1	0	0	0	0	0	0	0	1	0
Vacancy Rate	17%	0%	0%	0%	0%	0%	0%	0%	17%	4%

#### 2-20 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	10	10	10	10	10	9	9	9	10
Vacant Units	2	1	1	1	0	0	0	0	1	1
Vacancy Rate	20%	10%	10%	10%	0%	0%	0%	0%	11%	7%

#### 63-115 Balham High Road & 1-13 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	29	29	29	29	29	29	29	29	29	29
Vacant Units	3	1	1	2	2	1	4	3	5	2
Vacancy Rate	10%	3%	3%	7%	7%	3%	14%	10%	17%	8%



## Balham Town Centre -Vacant Units by year

### Other

#### 63-115 Balham High Road & 1-13 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	29	29	29	29	29	29	29	29	29	29
Vacant Units	3	1	1	2	2	1	4	3	5	2
Vacancy Rate	10%	3%	3%	7%	7%	3%	14%	10%	17%	8%

#### 40-56 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	10	9	10	10	8	9	9	9	9
Vacant Units	0	1	0	0	0	0	2	1	2	1
Vacancy Rate	0%	10%	0%	0%	0%	0%	22%	11%	22%	7%

#### 74-132 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	20	21	21	20	20	20	20	20	21	20
Vacant Units	2	0	3	0	1	2	2	3	3	2
Vacancy Rate	10%	0%	14%	0%	5%	10%	10%	15%	14%	9%

#### 154-160 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	3	3	3	3	3	3
Vacant Units	0	0	0	0	1	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	33%	0%	0%	0%	0%	4%

#### 19-37 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	9	9	9	9	9	10	9	10	9
Vacant Units	1	1	1	0	0	0	2	1	0	1
Vacancy Rate	10%	11%	11%	0%	0%	0%	20%	11%	0%	7%

#### 39-45 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	4	4	4	4
Vacant Units	0	0	1	1	0	0	0	0	1	0
Vacancy Rate	0%	0%	25%	25%	0%	0%	0%	0%	25%	8%

#### 47-61 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	5	5	5	5	5	5	5	5	5
Vacant Units	1	0	0	0	0	0	0	1	0	0
Vacancy Rate	17%	0%	0%	0%	0%	0%	0%	20%	0%	4%

## Balham Town Centre - Vacant Units by year

### Other

#### 33-47 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	7	7	7	7	7	7	7	7	7
Vacant Units	1	0	0	0	1	0	0	0	0	0
Vacancy Rate	17%	0%	0%	0%	14%	0%	0%	0%	0%	3%

#### 53-61 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	1	2	1	1	2	1	1	2	3	2
Vacancy Rate	20%	40%	20%	20%	40%	20%	20%	40%	60%	31%

#### 63-75 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	6	6	6	6	6	6	6	6
Vacant Units	1	3	0	1	0	0	2	2	2	1
Vacancy Rate	14%	43%	0%	17%	0%	0%	33%	33%	33%	20%

#### 77 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	1	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	100%	0%	11%

#### 22-24 Bedford Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	2	2	2	2	2	2	2	2
Vacant Units	0	1	0	0	0	0	0	0	0	0
Vacancy Rate	0%	33%	0%	0%	0%	0%	0%	0%	0%	5%

#### 1-11 Balham Station Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	6	6	6	6	6	6
Vacant Units	0	0	0	0	0	0	0	0	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	17%	2%

#### 16-18 Balham Station Road & 171 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	3	1	1	2	2	2	4
Vacant Units	0	0	1	2	0	0	0	0	0	0
Vacancy Rate	0%	0%	14%	67%	0%	0%	0%	0%	0%	9%

## Balham Town Centre - Vacant Units by year

### Other

#### 2, 2a, 2b & 2c Chestnut Grove

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	4	5	5	5	5
Vacant Units	1	0	0	0	0	0	1	1	1	0
Vacancy Rate	20%	0%	0%	0%	0%	0%	20%	20%	20%	5%

#### 1-19 Chestnut Grove & 208 Balham High Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	12	12	12	11	11	11	13	13	13	12
Vacant Units	1	2	0	0	0	1	0	0	0	0
Vacancy Rate	8%	17%	0%	0%	0%	9%	0%	0%	0%	4%

#### 1-15 Hildreth Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	6	6	6	6	5
Vacant Units	1	1	1	1	0	1	0	1	1	1
Vacancy Rate	20%	20%	20%	20%	0%	17%	0%	17%	17%	14%

#### 2-26 Hildreth Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	12	12	12	12	12	12	12	12	12	12
Vacant Units	0	1	1	2	3	1	2	0	0	1
Vacancy Rate	0%	8%	8%	17%	25%	8%	17%	0%	0%	9%

#### 1-5 Ramsden Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	3	3	3	3	3	3
Vacant Units	1	0	0	0	0	0	1	1	1	0
Vacancy Rate	33%	0%	0%	0%	0%	0%	33%	33%	33%	15%

#### 2-6 Ravenswood Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	3	3	3	3	3	3
Vacant Units	2	2	3	3	3	2	3	0	0	2
Vacancy Rate	67%	67%	100%	100%	100%	67%	100%	0%	0%	67%

#### 1-5 Boundaries Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	3	3	3	3	3	3
Vacant Units	0	0	1	1	0	1	0	1	1	1
Vacancy Rate	0%	0%	33%	33%	0%	33%	0%	33%	33%	19%

## Balham Town Centre

Vacant Units by year

### Other

#### 23-25 Haberson Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	2	2	2	2	2
Vacant Units	1	1	1	1	0	1	1	0	0	1
Vacancy Rate	50%	50%	50%	50%	0%	50%	50%	0%	0%	33%

#### 1-11 Fernlea Road

	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5
Vacant Units	1	1	1	2	3	3	2
Vacancy Rate	20%	20%	20%	40%	60%	60%	37%

## Clapham Junction Town Centre

### Vacant Units by year

#### Core

##### 315 Lavender Hill and 17-39 St Johns Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	9	9	9	9	9	9	10	10	9
Vacant Units	0	0	0	0	0	0	0	1	2	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	10%	20%	4%

##### 41-59 St John's Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	7	7	7	8
Vacant Units	0	0	1	1	0	1	0	1	0	0
Vacancy Rate	0%	0%	13%	13%	0%	13%	0%	14%	0%	6%

##### 61-95 St John's Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	14	14	14	14	14	14	14	14
Vacant Units	0	0	1	0	1	0	1	1	1	1
Vacancy Rate	0%	0%	7%	0%	7%	0%	7%	7%	7%	4%

##### 2-46 St John's Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	16	16	16	16	16	16	16	15	16	16
Vacant Units	0	0	0	0	0	0	4	1	2	1
Vacancy Rate	0%	0%	0%	0%	0%	0%	25%	7%	13%	5%

##### 48-64 St John's Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	1	0	0	0	0	1	1	0
Vacancy Rate	0%	0%	17%	0%	0%	0%	0%	17%	17%	6%

##### 66-78 St John's Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### 80-100 St John's Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	8	8	8	8
Vacant Units	0	0	0	0	2	0	0	1	0	0
Vacancy Rate	0%	0%	0%	0%	25%	0%	0%	13%	0%	4%

## Clapham Junction Town Centre

Vacant Units by year

### Core

Asda, 204 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Lidl, 141 Falcon Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

10 Falcon Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Clapham Junction Town Centre

Vacant Units by year

### Secondary

#### 1a-53 Northcote Road and 55-69 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	18	19	19	27	27	25	25	25	25	23
Vacant Units	1	2	1	1	1	0	2	0	3	1
Vacancy Rate	6%	11%	5%	4%	4%	0%	8%	0%	12%	5%

#### 71-85 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	0	0	1	0	0	0	1	0	1	0
Vacancy Rate	0%	0%	14%	0%	0%	0%	14%	0%	14%	5%

#### 87-99 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	7	7	7	7	8
Vacant Units	1	0	1	0	0	0	1	0	2	1
Vacancy Rate	13%	0%	13%	0%	0%	0%	14%	0%	29%	7%

#### 4-26 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	10	9	9	9	9	9	9	9	9
Vacant Units	0	0	0	1	0	0	1	0	1	0
Vacancy Rate	0%	0%	0%	11%	0%	0%	11%	0%	11%	4%

#### 28-46 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	8	8	8	8	7	7	7	7	7
Vacant Units	0	2	1	1	1	0	0	0	1	1
Vacancy Rate	0%	25%	13%	13%	13%	0%	0%	0%	14%	9%

#### 48-62 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	8	8	8	8
Vacant Units	0	0	0	0	0	0	3	0	2	1
Vacancy Rate	0%	0%	0%	0%	0%	0%	38%	0%	25%	7%

#### 64-78 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	7	8	8	8
Vacant Units	2	0	0	0	0	0	0	2	1	1
Vacancy Rate	25%	0%	0%	0%	0%	0%	0%	25%	13%	7%

## Clapham Junction Town Centre

Vacant Units by year

### Secondary

80-92 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	0	2	1	1	0	0	0	0	0	0
Vacancy Rate	0%	29%	14%	14%	0%	0%	0%	0%	0%	6%

242-288 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	14	15	15	15	12	13	13	13	14
Vacant Units	1	1	0	0	2	0	0	0	1	1
Vacancy Rate	7%	7%	0%	0%	13%	0%	0%	0%	8%	4%

281-297 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	7	7	6
Vacant Units	1	0	0	0	0	0	0	3	2	1
Vacancy Rate	17%	0%	0%	0%	0%	0%	0%	43%	29%	11%

299-313 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	4	5	5	4	4	4	4	4
Vacant Units	0	0	1	1	0	0	1	1	0	0
Vacancy Rate	0%	0%	25%	20%	0%	0%	25%	25%	0%	10%

4-18 St John's Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	7	6
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

1-19 St John's Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	9	9	9	10	9	10	9
Vacant Units	1	0	0	0	0	0	0	0	0	0
Vacancy Rate	11%	0%	0%	0%	0%	0%	0%	0%	0%	1%



## Clapham Junction Town Centre

Vacant Units by year

### Other

29-45 St John's Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	10	10	10	10	10	10	10
Vacant Units	0	1	0	1	0	1	2	0	1	1
Vacancy Rate	0%	11%	0%	10%	0%	10%	20%	0%	10%	7%

Brighton Buildings, St John's Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	3	4	4	4
Vacant Units	0	0	0	0	1	1	1	0	1	0
Vacancy Rate	0%	0%	0%	0%	25%	25%	33%	0%	25%	11%

The Junction Shopping Centre, St John's Hill & 34 St John's Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	13	13	13	13	13	12	12	12	13
Vacant Units	0	0	0	0	1	0	0	0	4	1
Vacancy Rate	0%	0%	0%	0%	8%	0%	0%	0%	33%	4%

225-233 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	5	5	5	6
Vacant Units	0	0	0	0	0	1	0	0	1	0
Vacancy Rate	0%	0%	0%	0%	0%	17%	0%	0%	20%	4%

235-253 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	8	8	6	7	7	7	7
Vacant Units	1	0	0	0	0	0	0	0	0	0
Vacancy Rate	14%	0%	0%	0%	0%	0%	0%	0%	0%	2%

255-265 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	0	0	1	1	1	0	1	0
Vacancy Rate	0%	0%	0%	0%	17%	17%	17%	0%	17%	7%

168-174A Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Clapham Junction Town Centre

### Vacant Units by year

#### Other

##### 178-192 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	1	0	0	0	0	0	0	0	1	0
Vacancy Rate	14%	0%	0%	0%	0%	0%	0%	0%	14%	3%

##### 194-202 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	5	5	5	6
Vacant Units	1	0	1	0	0	0	1	0	0	0
Vacancy Rate	17%	0%	17%	0%	0%	0%	20%	0%	0%	6%

##### 230-240 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	2	2	2	2	2
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### 2 St John's Hill & 164 Falcon Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	2	2	2	2	2
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### 1-5 Lavender Sweep

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	3	3	3	3	3	3
Vacant Units	0	1	0	0	0	0	0	0	1	0
Vacancy Rate	0%	33%	0%	0%	0%	0%	0%	0%	33%	7%

##### 18-48 Battersea Rise

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	13	13	13	13	13	13
Vacant Units	0	0	0	1	0	0	1	0	0	0
Vacancy Rate	0%	0%	0%	8%	0%	0%	8%	0%	0%	2%

##### 50-62 Battersea Rise

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	5	5	6	6	6	6	6
Vacant Units	0	0	0	0	2	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	40%	0%	0%	0%	0%	4%

## Clapham Junction Town Centre

Vacant Units by year

### Other

#### 64-68 Battersea Rise & 97-99 St John's Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	6	6	6	6	6	6	6	6	6
Vacant Units	0	1	0	0	0	0	1	2	1	1
Vacancy Rate	0%	17%	0%	0%	0%	0%	17%	33%	17%	9%

#### 70-110 Battersea Rise

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	16	16	16	15	15	13	13	14	14	15
Vacant Units	0	0	0	1	1	0	0	1	2	1
Vacancy Rate	0%	0%	0%	7%	7%	0%	0%	7%	14%	4%

#### 1-37 Battersea Rise

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	12	12	12	12	12	12	12	12	12
Vacant Units	0	0	1	1	0	0	0	0	2	0
Vacancy Rate	0%	0%	8%	8%	0%	0%	0%	0%	17%	4%

#### 73-81 Battersea Rise

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	3	2	2	2	2
Vacant Units	0	0	0	0	0	0	0	0	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	50%	5%

#### 83-105 Battersea Rise & 2 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	11	11	11	12	11	12	11
Vacant Units	1	0	0	0	0	1	0	1	0	0
Vacancy Rate	9%	0%	0%	0%	0%	9%	0%	9%	0%	3%

#### 94-106 Northcote Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	5	5	5	5	6	6	6	6
Vacant Units	0	0	0	0	1	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	20%	0%	0%	0%	0%	2%

## Putney Town Centre

### Vacant Units by year

#### Core

##### Ground Floor, Putney Exchange

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	40	40	40	38	37	36	33	33	33	37
Vacant Units	2	2	2	5	5	5	3	4	3	3
Vacancy Rate	5%	5%	5%	13%	14%	14%	9%	12%	9%	9%

##### 78-132 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	22	22	22	22	22	21	20	20	20	21
Vacant Units	0	1	0	1	0	1	2	3	5	1
Vacancy Rate	0%	5%	0%	5%	0%	5%	10%	15%	25%	7%

##### 31-93 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	21	21	21	21	21	21	21	21	21	21
Vacant Units	2	0	1	3	2	0	1	4	5	2
Vacancy Rate	10%	0%	5%	14%	10%	0%	5%	19%	24%	10%

##### 95-117a Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	10	10	10	10	10	10	10	10	10
Vacant Units	0	0	0	0	0	0	0	4	3	1
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	40%	30%	8%

##### 2-6 Werter Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Putney Town Centre

### Vacant Units by year

#### Secondary

##### 200-218 Putney Bridge Road

	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6
Vacant Units	1	1	0	1	0	1	1
Vacancy Rate	17%	17%	0%	17%	0%	17%	11%

##### 60-66 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	4	4	4	4
Vacant Units	0	0	0	0	0	0	0	1	2	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	25%	50%	8%

##### 134-152 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	10	10	10	10	10	10	10	10	10
Vacant Units	1	1	0	0	0	0	0	1	1	0
Vacancy Rate	10%	10%	0%	0%	0%	0%	0%	10%	10%	4%

##### 119-151 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	15	15	15	15	15	14	14	14	15
Vacant Units	0	0	2	0	1	1	0	0	2	1
Vacancy Rate	0%	0%	13%	0%	7%	7%	0%	0%	14%	5%

##### 153-175 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	16	15	14	14	14	14	15	15	15	15
Vacant Units	0	1	0	1	0	5	5	6	4	2
Vacancy Rate	0%	7%	0%	7%	0%	36%	33%	40%	27%	17%

##### 228-264 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	19	19	18	18	18	17	18	17	18	18
Vacant Units	3	2	3	5	1	0	0	0	1	2
Vacancy Rate	16%	11%	17%	28%	6%	0%	0%	0%	6%	9%

##### 278-302 and 221-231 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	14	15	15	15	15	15	15	15
Vacant Units	0	0	1	0	1	1	0	3	3	1
Vacancy Rate	0%	0%	7%	0%	7%	7%	0%	20%	20%	7%

## Putney Town Centre

Vacant Units by year

### Secondary

94-138 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	20	20	20	20	20	20	20	20	20	20
Vacant Units	2	1	0	0	1	0	2	2	5	1
Vacancy Rate	10%	5%	0%	0%	5%	0%	10%	10%	25%	7%

1-5 Lacy Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	0	0	0	0	0	0	1	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	20%	0%	0%	2%

## Putney Town Centre

Vacant Units by year

### Other

First Floor, Putney Exchange

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	1	0	0	0	0	0	2	1	4	1
Vacancy Rate	14%	0%	0%	0%	0%	0%	29%	14%	57%	13%

2-26 Putney High Street and 1-9 Lower Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	15	14	14	14	14	14	14	14	14
Vacant Units	5	2	3	2	2	1	3	2	4	3
Vacancy Rate	33%	13%	21%	14%	14%	7%	21%	14%	29%	19%

28-54 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	10	10	10	10	10	10	10	10	10
Vacant Units	0	0	1	0	0	0	1	1	2	1
Vacancy Rate	0%	0%	10%	0%	0%	0%	10%	10%	20%	6%

154-176 Putney High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	8	9	10	10	10	10	10
Vacant Units	0	1	0	1	0	0	1	0	1	0
Vacancy Rate	0%	9%	0%	13%	0%	0%	10%	0%	10%	4%

141-155 Upper Richmond Road & 1-7 Putney Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	12	12	12	12	12	10	11	12	12	12
Vacant Units	1	1	1	1	2	0	0	0	0	1
Vacancy Rate	8%	8%	8%	8%	17%	0%	0%	0%	0%	6%

191-203 Upper Richmond Road & 13a Ravenna Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	10	10	11	11	11	10	10	10	10
Vacant Units	0	0	0	0	3	0	0	1	0	0
Vacancy Rate	0%	0%	0%	0%	27%	0%	0%	10%	0%	4%

205-213 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	0	0	0	0	1	0	2	1	0	0
Vacancy Rate	0%	0%	0%	0%	20%	0%	40%	20%	0%	9%

## Putney Town Centre

### Vacant Units by year

#### Other

##### 140-152 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	8	8	8	8
Vacant Units	0	1	0	0	0	0	0	0	1	0
Vacancy Rate	0%	13%	0%	0%	0%	0%	0%	0%	13%	3%

##### 182-198 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	8	8	8	8
Vacant Units	0	0	0	0	0	1	1	1	0	0
Vacancy Rate	0%	0%	0%	0%	0%	13%	13%	13%	0%	4%

##### 202-226 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	13	12	13	14	14	13
Vacant Units	1	0	2	0	0	0	0	2	1	1
Vacancy Rate	8%	0%	15%	0%	0%	0%	0%	14%	7%	5%

##### 327-339 Putney Bridge Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	6	7	7	7	7
Vacant Units	0	0	0	0	1	0	1	1	2	1
Vacancy Rate	0%	0%	0%	0%	14%	0%	14%	14%	29%	8%

##### 2-4 Chelverton Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	2	2	2	2	2
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### 25-29 Lacy Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	1	1	1	?	2
Vacant Units	0	0	0	1	1	0	0	0	?	0
Vacancy Rate	0%	0%	0%	50%	50%	0%	0%	0%		15%

##### 314-326 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%



## Putney Town Centre

Vacant Units by year

### Other

2 Putney Hill and 165-167 Upper Richmond Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	3	3	3	3	3	3
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Tooting Town Centre

Vacant Units by year

### Core

1-69 Tooting High Street & 1-39 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	29	28	29	27	27	28	27	26	27	28
Vacant Units	0	0	2	2	1	1	1	1	1	1
Vacancy Rate	0%	0%	7%	7%	4%	4%	4%	4%	4%	4%

## Tooting Town Centre

### Vacant Units by year

#### Secondary

##### 41-73 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	12	12	12	12	12	12	12	11	12	12
Vacant Units	2	0	1	0	0	0	1	0	0	0
Vacancy Rate	17%	0%	8%	0%	0%	0%	8%	0%	0%	4%

##### 75-85 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### 87-101 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	7	8	8	8	8
Vacant Units	0	1	1	2	3	0	0	1	0	1
Vacancy Rate	0%	13%	13%	25%	38%	0%	0%	13%	0%	11%

##### 103-133 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	10	10	10	10	9	9	9	9	10
Vacant Units	0	1	1	1	0	0	0	0	0	0
Vacancy Rate	0%	10%	10%	10%	0%	0%	0%	0%	0%	3%

##### 2-34 Mitcham Road, 2-4 Bank Chambers & 71, 79-89 Tooting High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	15	15	25	24	25	25	25	25	22
Vacant Units	0	0	0	1	2	2	1	1	1	1
Vacancy Rate	0%	0%	0%	4%	8%	8%	4%	4%	4%	4%

##### 2-6 Tooting High St, 264-270 Upper Tooting Rd, 250-262 Upper Tooting Rd & 8-48 Tooting High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	31	31	31	31	32	31	33	31	33	32
Vacant Units	1	1	3	0	1	3	3	2	3	2
Vacancy Rate	3%	3%	10%	0%	3%	10%	9%	6%	9%	6%

##### 201-215 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	8	8	8	8
Vacant Units	1	1	1	0	0	0	0	0	0	0
Vacancy Rate	13%	13%	13%	0%	0%	0%	0%	0%	0%	4%

## Tooting Town Centre

Vacant Units by year

### Secondary

217-247 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	13	13	13	13	13	13
Vacant Units	1	1	0	0	0	0	1	2	3	1
Vacancy Rate	8%	8%	0%	0%	0%	0%	8%	15%	23%	7%

## Tooting Town Centre

Vacant Units by year

### Other

#### 152-178 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	12	11	10	10	10	10	10	10	10	10
Vacant Units	2	0	0	1	0	0	1	1	2	1
Vacancy Rate	17%	0%	0%	10%	0%	0%	10%	10%	20%	8%

#### 180-218 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	8	8	8	10	10	13	13	13	10
Vacant Units	0	0	2	4	3	5	4	12	12	5
Vacancy Rate	0%	0%	25%	50%	30%	50%	31%	92%	92%	46%

- 10 under construction

#### 220-232 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	1	1	0	0	1	2	1	1	1	1
Vacancy Rate	20%	20%	0%	0%	20%	40%	20%	20%	20%	18%

#### 234-248 Upper Tooting Road & 4 Broadwater Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	8	8	9	9	9	9	9	10	9
Vacant Units	1	0	1	0	0	0	0	0	1	0
Vacancy Rate	14%	0%	13%	0%	0%	0%	0%	0%	10%	4%

#### 127-145 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	6	6	6	6	6	6
Vacant Units	0	0	0	0	1	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	17%	0%	0%	0%	0%	2%

#### 147-179 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	16	16	17	18	18	18	18	18	18	17
Vacant Units	0	0	0	0	0	0	0	1	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	6%	6%	1%

#### 181-199 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Tooting Town Centre

### Vacant Units by year

#### Other

##### 135-145 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	1	0	0	1	0	0	0	0
Vacancy Rate	0%	0%	17%	0%	0%	17%	0%	0%	0%	4%

##### 149-171 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	10	10	8	9	9	10	10
Vacant Units	1	1	3	0	1	1	2	1	1	1
Vacancy Rate	9%	9%	27%	0%	10%	13%	22%	11%	10%	12%

##### 42-48 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	4	5	5	4	4	4	4
Vacant Units	0	0	0	1	0	0	0	1	0	0
Vacancy Rate	0%	0%	0%	25%	0%	0%	0%	25%	0%	6%

##### 62-74 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	8	8	8	7
Vacant Units	0	0	0	2	0	0	0	0	1	0
Vacancy Rate	0%	0%	0%	29%	0%	0%	0%	0%	13%	5%

##### 76-96 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	10	9	9	9	9	9	10
Vacant Units	0	1	1	0	0	1	1	0	0	0
Vacancy Rate	0%	9%	9%	0%	0%	11%	11%	0%	0%	5%

##### 98-114 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	8	8	9	9	9	9	9
Vacant Units	0	0	0	0	1	3	2	0	1	1
Vacancy Rate	0%	0%	0%	0%	13%	33%	22%	0%	11%	9%

##### 118-124 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	4	4	4	4
Vacant Units	1	1	0	0	0	0	0	0	0	0
Vacancy Rate	25%	25%	0%	0%	0%	0%	0%	0%	0%	6%

## Tooting Town Centre

Vacant Units by year

### Other

#### 130-132 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	2	3	3	3	3	3
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

#### 134-148 Mitcham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	7	7	6	6	6	3	6	6	6
Vacant Units	1	1	2	1	1	2	0	3	3	2
Vacancy Rate	13%	14%	29%	17%	17%	33%	0%	50%	50%	25%

- 3 under construction

#### 50-56 Tooting High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	4	4	4	4
Vacant Units	0	0	0	0	0	0	0	1	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	25%	25%	6%

#### 58-74 Tooting High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	8	8	8	8
Vacant Units	0	1	0	0	0	1	1	0	1	0
Vacancy Rate	0%	13%	0%	0%	0%	13%	13%	0%	13%	6%

#### 76-90 Tooting High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	8	8	8	8	8	8
Vacant Units	0	0	1	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	13%	0%	0%	0%	0%	0%	0%	1%

#### 984-986 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	2	2	2	2	2
Vacant Units	0	0	0	0	0	0	0	0	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	50%	6%

#### 1079-1085 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	5	5	5	4
Vacant Units	0	0	0	0	0	0	1	0	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	20%	0%	20%	5%

## Tooting Town Centre

### Vacant Units by year

#### Other

##### 1-11 Selkirk Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	0	1	1	1	1	1	1	0	1
Vacancy Rate	0%	0%	17%	17%	17%	17%	17%	17%	0%	11%

##### 2-16 Selkirk Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	8	8	8	8	9	9	8	8	8	8
Vacant Units	0	0	0	1	1	0	0	0	1	0
Vacancy Rate	0%	0%	0%	13%	11%	0%	0%	0%	13%	4%

##### 30-32 Totterdown Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	8	2
Vacant Units	0	0	0	1	0	0	0	0	1	0
Vacancy Rate	0%	0%	0%	100%	0%	0%	0%	0%	13%	13%

##### Tooting Market (21-23 Tooting High Street)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	31	33	33	35	42	50	52	52		41
Vacant Units	1	1	1	3	2	2	1	5		2
Vacancy Rate	3%	3%	3%	9%	5%	4%	2%	10%		5%

- Not Surveyed

##### Broadway Market (39-43 Tooting High Street)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	60	70	71	71	83	73	88	86	92	77
Vacant Units	3	2	5	1	2	6	4	4	6	4
Vacancy Rate	5%	3%	7%	1%	2%	8%	5%	5%	7%	5%

##### 1 Gatton Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	3	1	1	1	1	1	1	1
Vacant Units	1	0	0	0	0	0	0	0	0	0
Vacancy Rate	50%	0%	0%	0%	0%	0%	0%	0%	0%	8%

##### 2-4 Gatton Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	3	4	4	4	4	3
Vacant Units	0	0	0	0	0	2	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	50%	0%	0%	0%	9%



## Wandsworth Town Centre

### Vacant Units by year

#### Core

##### Units 51-66 Southside Shopping Centre

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	17	17	17	16	16	17	17	17	17
Vacant Units	0	0	2	1	3	0	1	2	3	1
Vacancy Rate	0%	0%	12%	6%	19%	0%	6%	12%	18%	8%

##### Units 1-6 and 15-24 Southside

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	17	18	18	17	17	17	16	16	16	17
Vacant Units	3	0	3	1	1	2	1	0	2	1
Vacancy Rate	18%	0%	17%	6%	6%	12%	6%	0%	13%	9%

##### Units 25-37 Southside

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	11	13	11	11	11	11	11
Vacant Units	2	3	1	2	2	1	1	1	3	2
Vacancy Rate	18%	27%	9%	18%	15%	9%	9%	9%	27%	16%

##### Units 67-73 Southside

	2004	2006	2008	2010	2012	2014	2014	2018	2020	Average
Total Units	7	7	7	7	7	6	7	7	7	7
Vacant Units	0	0	0	0	1	0	1	0	1	0
Vacancy Rate	0%	0%	0%	0%	14%	0%	14%	0%	14%	5%

##### Units 38-49 Southside

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	14	15	11	11	10	12	12	12	12
Vacant Units	9	7	10	5	4	2	1	0	0	4
Vacancy Rate	60%	50%	67%	45%	36%	20%	8%	0%	0%	34%

##### Sainsbury's, 45 Garratt Lane (currently 37-45 Garratt Lane)

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	3	3	3	3	2	2	2	3
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### Southside Core Shopping Frontages (Ground Floor)

	2010	2012	2014	2016	2018	2020	Average
Total Units	83	84	60	63	63	63	69
Vacant Units	23	28	5	5	3	9	12
Vacancy Rate	28%	33%	8%	8%	5%	14%	18%

## Wandsworth Town Centre

Vacant Units by year

### Other

42-58 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	-	-	-	-	-	7	6	6	6	6
Vacant Units	-	-	-	-	-	0	0	1	1	1
Vacancy Rate	-	-	-	-	-	0%	0%	17%	17%	8%

61-75 (odd) Wandsworth High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	5	5	5	5	6
Vacant Units	0	0	0	0	1	0	0	0	1	0
Vacancy Rate	0%	0%	0%	0%	17%	0%	0%	0%	20%	4%

79-83 & 87-89 Wandsworth High Street and 114 Southside Shopping Centre

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	1	1	5	6	4
Vacant Units	1	1	1	1	0	0	0	0	2	1
Vacancy Rate	25%	25%	25%	25%	0%	0%	0%	0%	33%	18%

107-209 (odd) Wandsworth High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	33	33	33	33	33	33	33	33	33	33
Vacant Units	4	5	8	8	7	5	4	4	5	6
Vacancy Rate	12%	15%	24%	24%	21%	15%	12%	12%	15%	17%

52-66 (even) Wandsworth High Street & 17 Ram Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	4	4	4	4	4	4	4	4	4
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

82-96 (even) Wandsworth High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

98-134 (even) Wandsworth High Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	17	17	17	16	16	15	14	14	17	16
Vacant Units	4	7	8	7	6	3	4	3	4	5
Vacancy Rate	24%	41%	47%	44%	38%	20%	29%	21%	24%	32%

## Wandsworth Town Centre

Vacant Units by year

### Other

Southside Other Shopping Frontages (First Floor)

	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	8	8	8	9
Vacant Units	0	1	0	0	1	1	1
Vacancy Rate	0%	11%	0%	0%	13%	13%	6%

## Battersea Park Road Local Centre

Vacant Units by year

### Core

242-268 Battersea Park Road and 246 Battersea Bridge Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	15	15	15	15	15	15	15	15	15
Vacant Units	0	0	1	0	1	1	0	0	1	0
Vacancy Rate	0%	0%	7%	0%	7%	7%	0%	0%	7%	3%

270-282 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	4	5	5	6	6
Vacant Units	1	1	1	2	3	0	0	0	1	1
Vacancy Rate	14%	14%	14%	29%	43%	0%	0%	0%	17%	16%

## Battersea Park Road Local Centre

Vacant Units by year

### Secondary

529-565 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	16	16	16	16	16	15	16	16	16	16
Vacant Units	1	2	4	2	1	1	0	2	2	2
Vacancy Rate	6%	13%	25%	13%	6%	7%	0%	13%	13%	10%

## Battersea Park Road Local Centre

### Vacant Units by year

#### Other

##### 284-296 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	1	2	2	1	1	0	1	0	1
Vacancy Rate	0%	17%	33%	33%	17%	17%	0%	17%	0%	15%

##### 298-310 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	5	5	5	5	5	5
Vacant Units	2	2	0	1	0	0	2	0	0	1
Vacancy Rate	33%	33%	0%	17%	0%	0%	40%	0%	0%	14%

##### 312-318 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	2	2	2	2	2	2	2	2	2
Vacant Units	1	0	1	0	0	0	0	0	0	0
Vacancy Rate	33%	0%	50%	0%	0%	0%	0%	0%	0%	11%

##### 503-511 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	4	4	4	4
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### 513-527 Battersea Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	4	4	4	4	5	5	5	5	5
Vacant Units	0	0	0	0	0	0	2	0	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	40%	0%	20%	7%

##### 567-573A Battersea Park Road & 2 Abercrombie Street

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	5	6	6	6	6
Vacant Units	0	0	1	1	2	1	0	0	1	1
Vacancy Rate	0%	0%	17%	17%	33%	20%	0%	0%	17%	11%

##### 242-244 Battersea Bridge Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	3	3	3	3	2
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Bellevue Road Local Centre

Vacant Units by year

### Secondary

1-19 Bellevue Road & Bennet Court

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	20	21	21	21	20	20	20	20	20	20
Vacant Units	1	1	1	1	3	2	0	2	3	2
Vacancy Rate	5%	5%	5%	5%	15%	10%	0%	10%	15%	8%

## Bellevue Road Local Centre

Vacant Units by year

### Other

The Hope Public House, Bellevue Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

20-22A Bellevue Road & 1-5 Bellevue Parade

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	12	12	12	12	12	9	9	9	9	11
Vacant Units	0	1	0	0	1	0	1	2	0	1
Vacancy Rate	0%	8%	0%	0%	8%	0%	11%	22%	0%	5%

27-34 Bellevue Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	6	6	6	6	6	6	6
Vacant Units	0	0	0	1	1	0	0	0	1	0
Vacancy Rate	0%	0%	0%	17%	17%	0%	0%	0%	17%	6%

202-224 Trinity Road and 35 Bellevue Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	11	10	11	12	12	12	11
Vacant Units	1	1	0	0	0	1	0	0	2	1
Vacancy Rate	9%	9%	0%	0%	0%	9%	0%	0%	17%	5%

## Clapham South Local Centre

### Vacant Units by year

#### 2-12 Balham Hill and 1-8 Westbury Parade/Units in Clapham South Station

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	14	19	18	18	18	19	19	17
Vacant Units	0	0	0	2	1	0	0	1	3	1
Vacancy Rate	0%	0%	0%	11%	6%	0%	0%	5%	16%	5%

#### 25-41 & 43-65 Balham Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	18	17	17	17	17	17	18	18	18	17
Vacant Units	2	2	2	3	2	2	1	3	3	2
Vacancy Rate	11%	12%	12%	18%	12%	12%	6%	17%	17%	13%

## Earlsfield Local Centre

Vacant Units by year

### Core

521-551 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	13	14	14	14	14	13
Vacant Units	0	0	0	1	0	0	0	2	1	0
Vacancy Rate	0%	0%	0%	8%	0%	0%	0%	14%	7%	3%

## Earlsfield Local Centre

Vacant Units by year

### Secondary

557-569 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	2	1	0	0	0	0	0	0	1	0
Vacancy Rate	29%	14%	0%	0%	0%	0%	0%	0%	14%	6%

573-593 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	10	11	11	11	11	11	11	11
Vacant Units	0	0	0	0	1	2	2	4	0	1
Vacancy Rate	0%	0%	0%	0%	9%	18%	18%	36%	0%	9%

424-444 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	9	9	9	9	9	9	9
Vacant Units	0	1	2	1	2	0	0	0	0	1
Vacancy Rate	0%	11%	22%	11%	22%	0%	0%	0%	0%	7%

491-507 & 511 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	9	10	10	9	8	7	9
Vacant Units	0	1	0	0	0	0	2	0	2	1
Vacancy Rate	0%	11%	0%	0%	0%	0%	22%	0%	29%	6%



## Earlsfield Local Centre

### Vacant Units by year

#### Other

##### 334-344 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	0	2	0	0	0	0	0	0	1	0
Vacancy Rate	0%	33%	0%	0%	0%	0%	0%	0%	17%	6%

##### 346-358 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	4	4	4	4	4	4	4	4
Vacant Units	1	0	0	0	0	0	0	0	0	0
Vacancy Rate	20%	0%	0%	0%	0%	0%	0%	0%	0%	3%

##### 360-374 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	0	0	0	0	0	0	1	1	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	14%	14%	0%	3%

##### 376-408 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	13	13	13	13	13	14	14	14	14
Vacant Units	1	0	1	1	1	0	1	0	1	1
Vacancy Rate	7%	0%	8%	8%	8%	0%	7%	0%	7%	5%

##### 410-422 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	0	1	0	0	0	0	0	2	0	0
Vacancy Rate	0%	14%	0%	0%	0%	0%	0%	29%	0%	5%

##### 446 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

##### 595 Garratt Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	1	1	1	1	1	1	1	1	1	1
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Earlsfield Local Centre

Vacant Units by year

### Other

515-519 Garratt Lane and 282 Magdalen Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	3	4	5	5	6	4
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Lavender Hill/Queenstown Road Local Centre

Vacant Units by year

### Core

2-30 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	14	14	14	14	14	14	14	14	14
Vacant Units	3	3	1	4	1	4	2	2	0	2
Vacancy Rate	23%	21%	7%	29%	7%	29%	14%	14%	0%	16%

## Lavender Hill/Queenstown Road Local Centre

Vacant Units by year

### Secondary

44-54 and 47-71 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	14	14	14	14	15	15	15	14
Vacant Units	5	3	4	2	3	7	3	6	2	4
Vacancy Rate	36%	21%	29%	14%	21%	50%	20%	40%	13%	27%

## Lavender Hill/Queenstown Road Local Centre

Vacant Units by year

### Other

32-42 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	5	6	6	6	6
Vacant Units	0	0	1	1	1	1	1	4	1	1
Vacancy Rate	0%	0%	17%	17%	17%	20%	17%	67%	17%	19%

56-66 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	1	1	2	0	1	1	1	3	1	1
Vacancy Rate	20%	20%	40%	0%	20%	20%	20%	60%	20%	24%

1-13 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	1	0	0	0	1	1	2	2	2	1
Vacancy Rate	17%	0%	0%	0%	17%	17%	33%	33%	33%	17%

## Lavender Hill/Queenstown Road Local Centre

Vacant Units by year

### Other

#### 15-19 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	3	3	3	3	3	3	3	3	3	3
Vacant Units	1	1	1	1	0	0	0	0	0	0
Vacancy Rate	33%	33%	33%	33%	0%	0%	0%	0%	0%	15%

#### 21-45 Lavender Hill

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	13	13	13	13	13	13
Vacant Units	2	1	2	2	3	2	1	2	0	2
Vacancy Rate	15%	8%	15%	15%	23%	15%	8%	15%	0%	13%

#### 36-48 Queenstown Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	2	0	2	1	2	3	1	0	0	1
Vacancy Rate	40%	0%	40%	20%	40%	60%	20%	0%	0%	24%

#### 29-41 Queenstown Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	7	7	7
Vacant Units	2	1	0	0	1	1	0	4	0	1
Vacancy Rate	29%	14%	0%	0%	14%	14%	0%	57%	0%	14%

## Mitcham Lane Local Centre

Vacant Units by year

### Core

1-8 Bank Buildings and 127 Mitcham Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	9	9	9	9	9	9	9
Vacant Units	2	2	1	2	2	2	1	2	3	2
Vacancy Rate	22%	22%	11%	22%	22%	22%	11%	22%	33%	21%

3-15 and 17-23 Thrale Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	11	11	11	11	11	11	11
Vacant Units	1	2	3	2	2	4	2	3	2	2
Vacancy Rate	9%	18%	27%	18%	18%	36%	18%	27%	18%	21%

## Mitcham Lane Local Centre

Vacant Units by year

### Secondary

82-118 Mitcham Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	15	15	16	16	15	16	18	18	18	16
Vacant Units	1	3	4	2	2	5	1	4	6	3
Vacancy Rate	7%	20%	25%	13%	13%	31%	6%	22%	33%	19%

## Mitcham Lane Local Centre

Vacant Units by year

### Other

#### 71-111 Mitcham Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	20	21	21	21	21	21	21	21	21	21
Vacant Units	2	3	5	4	3	7	3	5	5	4
Vacancy Rate	10%	14%	24%	19%	14%	33%	14%	24%	24%	20%

#### 115-125 Mitcham Lane

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	4	4	4	4	4
Vacant Units	1	0	0	0	0	0	1	0	0	0
Vacancy Rate	25%	0%	0%	0%	0%	0%	25%	0%	0%	6%

#### 120-122 Mitcham Lane and 1 Thrale Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	2	2	2	2	2	2	2	2	2	2
Vacant Units	0	0	0	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Southfields Local Centre

Vacant Units by year

### Core

1-33 Replingham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	14	14	14	14	14	14	14	14	14	14
Vacant Units	1	0	0	0	0	0	0	1	2	0
Vacancy Rate	7%	0%	0%	0%	0%	0%	0%	7%	14%	3%

## Southfields Local Centre

Vacant Units by year

### Secondary

10-22 Replingham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	0	0	0	0	1	0	0	0	0	0
Vacancy Rate	0%	0%	0%	0%	20%	0%	0%	0%	0%	2%

251-269 Wimbledon Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	10	10	10	10	9	8	8	8	9
Vacant Units	1	2	1	0	1	0	0	1	3	1
Vacancy Rate	10%	20%	10%	0%	10%	0%	0%	13%	38%	11%

## Southfields Local Centre

Vacant Units by year

### Other

35-43 Replingham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	5	5	5	5	5	5	5	5	5	5
Vacant Units	0	0	0	1	1	1	2	0	1	1
Vacancy Rate	0%	0%	0%	20%	20%	20%	40%	0%	20%	13%

24-42 Replingham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	11	11	11	11	11	11	11
Vacant Units	1	0	0	0	0	0	0	0	0	0
Vacancy Rate	9%	0%	0%	0%	0%	0%	0%	0%	0%	1%

## Southfields Local Centre

Vacant Units by year

### Other

#### 227-249 Wimbledon Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	11	11	11	11	11	11	12	12	11	11
Vacant Units	1	0	1	1	2	1	0	2	0	1
Vacancy Rate	9%	0%	9%	9%	18%	9%	0%	17%	0%	8%

#### 271-281 Wimbledon Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	5	6	6	6	6
Vacant Units	1	1	1	2	1	0	0	0	0	1
Vacancy Rate	17%	17%	17%	33%	17%	0%	0%	0%	0%	11%

#### 250-262 Wimbledon Park Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	5	4	5	5	5	5
Vacant Units	0	0	0	0	2	1	1	2	2	1
Vacancy Rate	0%	0%	0%	0%	40%	25%	20%	40%	40%	17%

#### 2-8 Replingham Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	4	4	4	4	4	5	5	5	5	4
Vacant Units	0	0	0	0	0	0	0	0	1	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	0%	0%	20%	3%



## Tooting Bec Local Centre

Vacant Units by year

### Core

#### 2-16 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	7	7	7	7	7	7	7	6	6	7
Vacant Units	0	0	1	0	0	0	0	0	0	0
Vacancy Rate	0%	0%	14%	0%	0%	0%	0%	0%	0%	2%

## Tooting Bec Local Centre

Vacant Units by year

### Other

#### 47-71 Trinity Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	10	11	11	11	11	11	11	11	11	11
Vacant Units	0	0	0	0	0	0	1	1	2	0
Vacancy Rate	0%	0%	0%	0%	0%	0%	9%	9%	18%	4%

#### 4-28 Trinity Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	13	13	13	13	13	13	14	15	15	14
Vacant Units	0	1	0	1	0	1	1	1	2	1
Vacancy Rate	0%	8%	0%	8%	0%	8%	7%	7%	13%	6%

#### 30-48 Trinity Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	9	9	9	9	9	9	9
Vacant Units	1	1	2	4	3	0	0	2	3	2
Vacancy Rate	11%	11%	22%	44%	33%	0%	0%	22%	33%	20%

#### 50-60 Trinity Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	6	6	6	6	6	6	6	6	6	6
Vacant Units	2	1	0	0	0	0	0	1	2	1
Vacancy Rate	33%	17%	0%	0%	0%	0%	0%	17%	33%	11%

#### 18-30 Upper Tooting Road

	2004	2006	2008	2010	2012	2014	2016	2018	2020	Average
Total Units	9	9	9	9	9	9	9	9	9	9
Vacant Units	1	2	3	1	2	2	2	2	3	2
Vacancy Rate	11%	22%	33%	11%	22%	22%	22%	22%	33%	22%