

# **West Northamptonshire Retail Study 2008-2026**

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**Sarah Pollard,**  
Retail Analyst

**Simon Ho,**  
Senior Planner

**Colette Shields,**  
Account Manager

**Property Consultancy Group**

# West Northamptonshire Retail

## 5B. Comparison Retail Capacity - Northampton

## Comparison capacity - methodology

- Current centres were visited and audited to understand the role of the centre and ascertain the current floorspace. The centres were put into CACI’s Retail Footprint model.
- Spend per capita was calculated from total comparison spend. This spend per capita was used to estimate spend for future years.
- Market shares from the Retail Footprint model were used to distribute comparison goods spend.
- Population growth was forecast.
- The table below shows how the above information was used to determine capacity for each centre.
- Turnover potential for the centre (adjusted to include impact of internet and converted to turnover) was calculated for each year using market shares. The change in market shares are calculated by using the spatial modeller application in CACI’s Retail Footprint.
- The turnover potential was then used to calculate floor space capacity by dividing the spend by a target trading density.
- This gives a current floorspace capacity. The head room for additional floorspace simply takes into account the current floorspace, as collected on the audits, which is deducted from floorspace capacity.
- The turnover density for each town was carefully considered using previous reports, and knowledge from within the Property Consulting Group of CACI.

### Example of calculation

| Year | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                             | £229,738,011                              | £4,000  | 57,435   |  | 64,196                      | -6,761                         |
| 2011 | 7.2%                        | £252,205,576                              | £4,000  | 63,051   |  | 64,196                      | -1,145                         |
| 2016 | 12.6%                       | £258,614,576                              | £4,000  | 64,654   |  | 64,196                      | 458                            |
| 2021 | 19.6%                       | £291,970,226                              | £4,000  | 72,993   |  | 64,196                      | 8,797                          |
| 2026 | 26.5%                       | £308,713,797                              | £4,000  | 77,178   |  | 64,196                      | 12,982                         |

## Northampton Future - Summary

- Northampton will attract a market potential of £5581 million per annum from a catchment worth £3,319.0 million, equating to a market share of 16.8% of the total catchment.
- Within its Core retail catchment (consisting of the Primary and Secondary catchments), Northampton will capture a market potential on Comparison Goods of £434.2 million, representing a share of 65.1% of the available market.
- This is an increase in market potential of £175.8 million pa.

### Northampton Catchment Expenditure Statistics 2008

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|-----------------------------------|
| Primary      | 131,520          | 58,816           | £280.8  | 64.7%                           | £181.6  | 53.9%                             |
| Secondary    | 65,198           | 28,065           | £153.1  | 49.3%                           | £75.4   | 76.3%                             |
| Tertiary     | 67,772           | 29,369           | £157.1  | 29.7%                           | £46.7   | 90.2%                             |
| Quaternary   | 540,791          | 226,102          | £1,304.2  | 2.5%                            | £33.2   | 100.0%                            |
| <b>Total</b> | <b>805,282</b>   | <b>342,353</b>   | <b>£1,895.2</b>                                     | <b>17.8%</b>                    | <b>£336.9</b>   |                                   |

### Northampton Catchment Expenditure Statistics future 2026

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|-----------------------------------|
| Primary      | 177,402          | 80,123           | £405.0  | 69.5%                           | £281.6  | 50.5%                             |
| Secondary    | 109,354          | 46,343           | £274.5  | 55.6%                           | £152.6  | 77.8%                             |
| Tertiary     | 130,717          | 58,681           | £318.1  | 22.0%                           | £70.0   | 90.3%                             |
| Quaternary   | 876,269          | 391,784          | £2,321.4  | 2.3%                            | £53.9   | 100.0%                            |
| <b>Total</b> | <b>1,293,743</b> | <b>576,931</b>   | <b>£3,319.0</b>                                     | <b>16.8%</b>                    | <b>£558.1</b>   |                                   |

## Additional capacity – Northampton (£3,000)

- The tables below show the capacity head room for Northampton.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the scenario detailed previously and includes population growth.
- The density here is set at £3,000 per sq m net.
- The current scenario does not have the head room for the extension.
- The future scenario shows there is capacity for the Grosvenor centre extension and by 2026 there will be some addition head room capacity.

### Current Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £276,932,560                              | £3,000  | 92,311   |  | 64,196                      | 28,115                         |
| 2011 | 7.2%                          |                             | £283,435,488                              | £3,000  | 94,478   | 42,700                                     | 106,896                     | -12,418                        |
| 2016 | 12.6%                         |                             | £276,902,405                              | £3,000  | 92,301   |  | 106,896                     | -14,595                        |
| 2021 | 19.6%                         |                             | £293,809,296                              | £3,000  | 97,936   |  | 106,896                     | -8,960                         |
| 2026 | 26.5%                         |                             | £310,283,360                              | £3,000  | 103,428  |  | 106,896                     | -3,468                         |

### Future Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £276,932,560                              | £3,000  | 92,311   |  | 64,196                      | 28,115                         |
| 2011 | 7.2%                          |                             | £283,435,488                              | £3,000  | 94,478   | 42,700                                     | 106,896                     | -12,418                        |
| 2016 | 12.6%                         | 22.8%                       | £340,065,471                              | £3,000  | 113,355  |  | 106,896                     | 6,459                          |
| 2021 | 19.6%                         | 22.5%                       | £359,997,034                              | £3,000  | 119,999  |  | 106,896                     | 13,103                         |
| 2026 | 26.5%                         | 22.3%                       | £379,357,089                              | £3,000  | 126,452  |  | 106,896                     | 19,556                         |

## Additional capacity – Northampton (£3,500)

- The tables below show the capacity head room for Northampton.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the scenario detailed previously and includes population growth.
- The trading density is at £3,500 per sq m net as this density should be achievable if the centre improves.
- The future scenario with this urban extension population distribution shows there is just capacity for the Grosvenor Centre extension in 2026 at the higher trading density.

### Future Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £276,932,560                              | £3,500  | 79,124   |  | 64,196                      | 14,928                         |
| 2011 | 7.2%                          |                             | £283,435,488                              | £3,500  | 80,982   | 42,700                                     | 106,896                     | -25,914                        |
| 2016 | 12.6%                         | 22.8%                       | £340,065,471                              | £3,500  | 97,162   |  | 106,896                     | -9,734                         |
| 2021 | 19.6%                         | 22.5%                       | £359,997,034                              | £3,500  | 102,856  |  | 106,896                     | -4,040                         |
| 2026 | 26.5%                         | 22.3%                       | £379,357,089                              | £3,500  | 108,388  |  | 106,896                     | 1,492                          |

# West Northamptonshire Retail

## 5C. Comparison Retail Capacity - Daventry

## Daventry Future - Summary

- In 2026 Daventry will attract a market potential of £123.9 million per annum from a catchment worth £1,634.2 million, equating to a market share of 7.6% of the total catchment.
- Within its Core retail catchment (consisting of the Primary and Secondary catchments), Daventry captures a market potential of Comparison Goods of £99.7 million, representing a share of 53.9% of the available market.

### Daventry Catchment Expenditure Statistics 2008

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Residential Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|---|
| Primary      | 10,978           | 4,444            | £22.6   | 69.2%                           | £15.6   | 30.6%   |
| Secondary    | 16,468           | 6,665            | £38.8   | 55.5%                           | £21.5   | 72.9%   |
| Tertiary     | 21,957           | 8,887            | £52.8   | 17.0%                           | £9.0  | 90.6%   |
| Quaternary   | 177,814          | 75,371           | £444.4  | 1.1%                            | £4.8  | 100.0%  |
| <b>Total</b> | <b>227,216</b>   | <b>95,367</b>    | <b>£558.6</b>                                       | <b>9.1%</b>                     | <b>£50.9</b>  |   |

### Daventry Catchment Expenditure Statistics future 2026

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Residential Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|---|
| Primary      | 36,340           | 15,648           | £82.4   | 74.0%                           | £61.0   | 49.2%   |
| Secondary    | 38,297           | 15,984           | £102.5  | 37.8%                           | £38.7   | 80.4%   |
| Tertiary     | 100,691          | 43,830           | £266.2  | 5.5%                            | £14.6   | 92.2%   |
| Quaternary   | 473,266          | 210,150          | £1,183.2  | 0.8%                            | £9.6  | 100.0%  |
| <b>Total</b> | <b>648,594</b>   | <b>285,612</b>   | <b>£1,634.2</b>                                     | <b>7.6%</b>                     | <b>£123.9</b>   |   |

## Additional capacity – Daventry (£3,000)

- The tables below show the capacity head room for Daventry.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario is carried out and includes population growth.
- A £3,000 per sq m trading density has been used.
- This population distribution shows that the capacity for growth in Daventry is quite high. It shows that in 2026 there will head room for 16,377 sq m of floorspace.

### Current Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £34,546,375                               | £3,000  | 11,515   |  | 6,970                       | 4,545                          |
| 2011 | 5.0%                          |                             | £34,658,463                               | £3,000  | 11,553   |  | 6,970                       | 4,582                          |
| 2016 | 25.0%                         |                             | £38,346,491                               | £3,000  | 12,782   |  | 6,970                       | 5,812                          |
| 2021 | 44.2%                         |                             | £44,247,110                               | £3,000  | 14,749   |  | 6,970                       | 7,779                          |
| 2026 | 63.1%                         |                             | £50,030,977                               | £3,000  | 16,677   |  | 6,970                       | 9,707                          |

### Future Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £34,546,375                               | £3,000  | 11,515   |  | 6,970                       | 4,545                          |
| 2011 | 5.0%                          |                             | £34,658,463                               | £3,000  | 11,553   |  | 6,970                       | 4,582                          |
| 2016 | 25.0%                         | 46.0%                       | £55,972,010                               | £3,000  | 18,657   |  | 6,970                       | 11,687                         |
| 2021 | 44.2%                         | 42.6%                       | £63,088,222                               | £3,000  | 21,029   |  | 6,970                       | 14,059                         |
| 2026 | 63.1%                         | 40.0%                       | £70,041,932                               | £3,000  | 23,347   |  | 6,970                       | 16,377                         |

# West Northamptonshire Retail

## 5D. Comparison Retail Capacity - Brackley

## Brackley Future - Summary

- In 2026, Brackley will attract a market potential of £7.2 million per annum from a catchment worth £131.1 million, equating to a market share of 5.5% of the total catchment.
- Within its Core retail catchment (consisting of the Primary and Secondary catchments), Brackley will capture a market potential on Comparison Goods of £6.7 million.

### Brackley Catchment Expenditure Statistics 2008

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Residential Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|---|
| Primary      | 9,358            | 3,759            | £25.0   | 16.0%                           | £4.0  | 51.3%   |
| Secondary    | 10,495           | 4,097            | £27.0   | 12.2%                           | £3.3  | 93.4%   |
| Tertiary     | 2,104            | 861              | £6.6  | 1.1%                            | £0.1  | 94.4%   |
| Quaternary   | 28,680           | 11,745           | £87.6   | 0.5%                            | £0.4  | 100.0%  |
| <b>Total</b> | <b>50,637</b>    | <b>20,462</b>    | <b>£146.3</b>                                       | <b>5.3%</b>                     | <b>£7.8</b>   |   |

### Brackley Catchment Expenditure Statistics Future 2026

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Residential Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|---|
| Primary      | 9,828            | 3,962            | £26.2   | 14.1%                           | £3.7  | 51.7%   |
| Secondary    | 10,741           | 4,198            | £27.7   | 10.9%                           | £3.0  | 93.8%   |
| Tertiary     | 2,416            | 1,068            | £7.6  | 1.0%                            | £0.1  | 94.9%   |
| Quaternary   | 23,469           | 10,061           | £69.6   | 0.5%                            | £0.4  | 100.0%  |
| <b>Total</b> | <b>46,454</b>    | <b>19,289</b>    | <b>£131.1</b>                                       | <b>5.5%</b>                     | <b>£7.2</b>   |   |

## Additional capacity – Brackley (£2000)

- The tables below show the capacity head room for Brackley.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- Brackley does not currently have a deficiency of overall floorspace, is not seeing the amount of growth expected in the other 3 towns, and will be impacted by the improvements made to the other towns. However, as noted in earlier analysis, much of the available floorspace is given over to furniture and carpets. Therefore, it is of particular interest to make another capacity test, excluding this goods category from the equation.

### Current Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £4,960,631                                | £2,000  | 2,480  |  | 3,461                       | -981                           |
| 2011 | 0.1%                          |                             | £4,743,338                                | £2,000  | 2,372  |  | 3,461                       | -1,090                         |
| 2016 | 2.0%                          |                             | £4,492,130                                | £2,000  | 2,246  |  | 3,461                       | -1,215                         |
| 2021 | 3.1%                          |                             | £4,542,920                                | £2,000  | 2,271  |  | 3,461                       | -1,190                         |
| 2026 | 4.2%                          |                             | £4,592,389                                | £2,000  | 2,296  |  | 3,461                       | -1,165                         |

### Future Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £4,960,631                                | £2,000  | 2,480  |  | 3,461                       | -981                           |
| 2011 | 0.1%                          |                             | £4,743,338                                | £2,000  | 2,372  |  | 3,461                       | -1,090                         |
| 2016 | 2.0%                          | -11.6%                      | £3,969,986                                | £2,000  | 1,985  |  | 3,461                       | -1,476                         |
| 2021 | 3.1%                          | -11.6%                      | £4,013,765                                | £2,000  | 2,007  |  | 3,461                       | -1,454                         |
| 2026 | 4.2%                          | -11.7%                      | £4,056,551                                | £2,000  | 2,028  |  | 3,461                       | -1,433                         |

## Additional capacity – Brackley (£2000) – Exclude Furniture & Carpets

- To understand the capacity for comparison goods, excluding furniture and carpets, CACI have taken 12% off the comparison goods turnover potential (since 12% of available residential spend in Brackley is on furniture and carpets), and removed the component of furniture and carpets floorspace from the count of floorspace.
- The analysis reveals a current deficiency of comparison goods floorspace across categories other than furniture and carpets. Therefore, there is a moderate capacity of circa 1,000 sq m net for additional retail space in the town.

### Current Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £4,365,355                                | £2,000  | 2,183  |  | 746                         | 1,436                          |
| 2011 | 0.1%                          |                             | £4,174,137                                | £2,000  | 2,087  |  | 746                         | 1,341                          |
| 2016 | 2.0%                          |                             | £3,953,074                                | £2,000  | 1,977  |  | 746                         | 1,230                          |
| 2021 | 3.1%                          |                             | £3,997,769                                | £2,000  | 1,999  |  | 746                         | 1,253                          |
| 2026 | 4.2%                          |                             | £4,041,302                                | £2,000  | 2,021  |  | 746                         | 1,274                          |

### Future Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £4,365,355                                | £2,000  | 2,183  |  | 746                         | 1,436                          |
| 2011 | 0.1%                          |                             | £4,174,137                                | £2,000  | 2,087  |  | 746                         | 1,341                          |
| 2016 | 2.0%                          | -11.6%                      | £3,493,588                                | £2,000  | 1,747  |  | 746                         | 1,001                          |
| 2021 | 3.1%                          | -11.6%                      | £3,532,114                                | £2,000  | 1,766  |  | 746                         | 1,020                          |
| 2026 | 4.2%                          | -11.7%                      | £3,569,765                                | £2,000  | 1,785  |  | 746                         | 1,039                          |

# West Northamptonshire Retail

## 5E. Comparison Retail Capacity - Towcester

## Towcester Future - Summary

- In 2026, Towcester will attract a market potential of £29.2 million per annum from a catchment worth £861.9 million, equating to a market share of 3.4% of the total catchment.
- Within its Core retail catchment (consisting of the Primary and Secondary catchments), Towcester will capture a market potential on Comparison Goods of £23.2 million, representing a share of 19.6% of the available market.

### Towcester Catchment Expenditure Statistics 2008

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Residential Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|---|
| Primary      | 10,332           | 4,133            | £23.1   | 9.2%                            | £2.1  | 52.9%   |
| Secondary    | 10,332           | 4,133            | £25.2   | 4.6%                            | £1.1  | 81.4%   |
| Tertiary     | 10,332           | 4,133            | £25.6   | 2.2%                            | £0.6  | 95.5%   |
| Quaternary   | 21,051           | 8,216            | £50.6   | 0.4%                            | £0.2  | 100.0%  |
| <b>Total</b> | <b>52,046</b>    | <b>20,614</b>    | <b>£128.1</b>                                       | <b>3.1%</b>                     | <b>£4.0</b>   |   |

### Towcester Catchment Expenditure Statistics future 2026

| Catchment    | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Cumulative Origin of Residential Shoppers (%) |
|--------------|------------------|------------------|---|---------------------------------|---|---|
| Primary      | 28,880           | 11,719           | £73.8   | 27.5%                           | £20.3   | 69.5%   |
| Secondary    | 16,523           | 6,714            | £44.4   | 6.5%                            | £2.9  | 79.3%   |
| Tertiary     | 112,900          | 48,193           | £303.3  | 1.3%                            | £3.9  | 92.8%   |
| Quaternary   | 175,475          | 77,137           | £440.4  | 0.5%                            | £2.1  | 100.0%  |
| <b>Total</b> | <b>333,778</b>   | <b>143,763</b>   | <b>£861.9</b>                                       | <b>3.4%</b>                     | <b>£29.2</b>  |   |

## Additional capacity – Towcester (£2,000)

- The tables below show the capacity head room for Towcester, using a £2,000 per sq m net trading density.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- This shows that if the population is distributed in an urban extension distribution, there would be a little capacity in Towcester if it does not go through a class change.
- The future scenario shows that the potential for growth considering population increase and the class change predicted for the town would be 6,500 sq m more than if there is no class change.

### Current Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £2,386,671                                | £2,000  | 1,193  |  | 1,694                       | -501                           |
| 2011 | 7.6%                          |                             | £2,452,844                                | £2,000  | 1,226  |  | 1,694                       | -467                           |
| 2016 | 27.2%                         |                             | £2,695,343                                | £2,000  | 1,348  |  | 1,694                       | -346                           |
| 2021 | 46.0%                         |                             | £3,095,419                                | £2,000  | 1,548  |  | 1,694                       | -146                           |
| 2026 | 64.5%                         |                             | £3,486,539                                | £2,000  | 1,743  |  | 1,694                       | 49                             |

### Future Trading Patterns

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £2,386,671                                | £2,000  | 1,193  |  | 1,694                       | -501                           |
| 2011 | 7.6%                          |                             | £2,452,844                                | £2,000  | 1,226  |  | 1,694                       | -467                           |
| 2016 | 27.2%                         | 394.7%                      | £13,332,922                               | £2,000  | 6,666  |  | 1,694                       | 4,973                          |
| 2021 | 46.0%                         | 382.5%                      | £14,934,070                               | £2,000  | 7,467  |  | 1,694                       | 5,773                          |
| 2026 | 64.5%                         | 373.2%                      | £16,498,240                               | £2,000  | 8,249  |  | 1,694                       | 6,555                          |

# West Northamptonshire Retail

## 5F. Comparison Retail Capacity – Other Centres

## Other Centres – Future Catchment Summary

- The table below shows the catchment statistics from the future scenario in the year 2026 for the remaining centres in Northampton, that have been modelled to draw comparison goods trade. However, only the centres within the adopted centre hierarchy are assessed for capacity (i.e. capacity at out-of-town locations are not assessed, since local authorities are not required to do so).
- After the four town centres, Weston Favell has the largest comparison goods potential and the highest market share of its core and total catchment of the remaining centres in the study area of West Northamptonshire.
- Catchment and Market Flow Maps for each centre can be found in appendix 3.

| Catchment             | Total Population | Total Households | Total Comparison Goods Expenditure (£ million p.a.) | Market Share of Expenditure (%) | Resident-Based Comparison Goods Market Potential (£ million p.a.) | Market Share of Core Catchment Expenditure (%) |
|-----------------------|------------------|------------------|---|---------------------------------|---|--|
| Northampton           | 1,293,743        | 576,931          | £3,319.0  | 16.8%                           | £558.1  | 63.9%  |
| Daventry              | 648,594          | 285,612          | £1,634.2  | 7.6%                            | £123.9  | 53.9%  |
| Towcester             | 333,778          | 143,763          | £861.9  | 3.4%                            | £29.2   | 19.6%  |
| Brackley              | 46,454           | 19,289           | £131.1  | 5.5%                            | £7.2  | 12.5%  |
| Weston Favell         | 678,148          | 304,844          | £1,635.2  | 5.2%                            | £85.2   | 12.3%  |
| Kingsthorpe           | 268,061          | 118,602          | £628.1  | 1.2%                            | £7.3  | 2.0%   |
| Wellingborough Road   | 303,928          | 134,439          | £721.3  | 1.3%                            | £9.4  | 2.0%   |
| Kettering Road        | 68,705           | 30,178           | £159.1  | 0.4%                            | £0.6  | 0.4%   |
| St James End          | 141,101          | 64,797           | £322.3  | 0.4%                            | £1.4  | 0.5%   |
| Riverside Retail Park | 726,768          | 322,438          | £1,788.4  | 2.8%                            | £49.3   | 4.9%   |
| Weedon Road           | 320,933          | 141,098          | £783.2  | 0.9%                            | £7.3  | 1.6%   |
| St James Retail Park  | 470,332          | 207,848          | £1,127.4  | 2.2%                            | £25.1   | 3.7%   |
| Sixfield Park         | 673,841          | 296,685          | £1,654.6  | 2.1%                            | £34.7   | 3.9%   |
| Tesco                 | 542,440          | 240,188          | £1,295.9  | 1.1%                            | £14.1   | 1.7%   |
| Duston                | 24,221           | 10,876           | £61.4   | 0.8%                            | £0.5  | 0.8%   |
| Far Cotton            | 35,210           | 16,479           | £81.8   | 0.5%                            | £0.4  | 0.5%   |

## Additional capacity – Weston Favell

- The tables below show the capacity head room for Weston Favell.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- Weston Favell still has a role to play in the future as Northampton town centre upgrades its retail offer.

### Current situation

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £57,664,715                               | £3,000  | 19,222   |  | 11,045                      | 8,177                          |
| 2011 | 4.8%                          |                             | £57,734,724                               | £3,000  | 19,245   |  | 11,045                      | 8,200                          |
| 2016 | 7.6%                          |                             | £55,111,651                               | £3,000  | 18,371   |  | 11,045                      | 7,326                          |
| 2021 | 12.2%                         |                             | £57,446,156                               | £3,000  | 19,149   |  | 11,045                      | 8,104                          |
| 2026 | 16.6%                         |                             | £59,695,670                               | £3,000  | 19,899   |  | 11,045                      | 8,854                          |

### Future scenario

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £57,664,715                               | £3,000  | 19,222   |  | 11,045                      | 8,177                          |
| 2011 | 4.8%                          |                             | £57,734,724                               | £3,000  | 19,245   |  | 11,045                      | 8,200                          |
| 2016 | 7.6%                          | -19.2%                      | £44,518,695                               | £3,000  | 14,840   |  | 11,045                      | 3,795                          |
| 2021 | 12.2%                         | -19.3%                      | £46,384,911                               | £3,000  | 15,462   |  | 11,045                      | 4,417                          |
| 2026 | 16.6%                         | -19.3%                      | £48,179,854                               | £3,000  | 16,060   |  | 11,045                      | 5,015                          |

## Additional capacity – Kingsthorpe Shopping Centre

- The tables below show the capacity head room for Kingsthorpe Shopping Centre.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- This smaller centre will be impacted as Northampton Town Centre improves its retail offer.

### Current situation

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £5,714,470                                | £2,000  | 2,857  |  | 2,433                       | 424                            |
| 2011 | -5.6%                         |                             | £5,151,498                                | £2,000  | 2,576  |  | 2,433                       | 143                            |
| 2016 | -2.9%                         |                             | £4,928,639                                | £2,000  | 2,464  |  | 2,433                       | 31                             |
| 2021 | 1.5%                          |                             | £5,153,206                                | £2,000  | 2,577  |  | 2,433                       | 144                            |
| 2026 | 5.9%                          |                             | £5,372,704                                | £2,000  | 2,686  |  | 2,433                       | 253                            |

### Future scenario

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £5,714,470                                | £2,000  | 2,857  |  | 2,433                       | 424                            |
| 2011 | -5.6%                         |                             | £5,151,498                                | £2,000  | 2,576  |  | 2,433                       | 143                            |
| 2016 | -2.9%                         | -23.0%                      | £3,796,100                                | £2,000  | 1,898  |  | 2,433                       | -535                           |
| 2021 | 1.5%                          | -23.0%                      | £3,968,395                                | £2,000  | 1,984  |  | 2,433                       | -449                           |
| 2026 | 5.9%                          | -23.0%                      | £4,136,794                                | £2,000  | 2,068  |  | 2,433                       | -364                           |

## Additional capacity – Wellingborough Road

- The tables below show the capacity head room for Wellingborough Road.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- According to the model Wellingborough Road has no room for growth at the moment. In the future scenario Northampton town centre’s impact is clear and Wellingborough Road has less headroom according to the model.

### Current situation

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £5,949,872                                | £2,000  | 2,975  |  | 5,437                       | -2,462                         |
| 2011 | 7.8%                          |                             | £6,125,769                                | £2,000  | 3,063  |  | 5,437                       | -2,374                         |
| 2016 | 12.5%                         |                             | £5,946,547                                | £2,000  | 2,973  |  | 5,437                       | -2,463                         |
| 2021 | 19.4%                         |                             | £6,311,875                                | £2,000  | 3,156  |  | 5,437                       | -2,281                         |
| 2026 | 26.2%                         |                             | £6,669,071                                | £2,000  | 3,335  |  | 5,437                       | -2,102                         |

### Future scenario

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £5,949,872                                | £2,000  | 2,975  |  | 5,437                       | -2,462                         |
| 2011 | 7.8%                          |                             | £6,125,769                                | £2,000  | 3,063  |  | 5,437                       | -2,374                         |
| 2016 | 12.5%                         | -20.7%                      | £4,716,652                                | £2,000  | 2,358  |  | 5,437                       | -3,078                         |
| 2021 | 19.4%                         | -20.6%                      | £5,008,478                                | £2,000  | 2,504  |  | 5,437                       | -2,932                         |
| 2026 | 26.2%                         | -20.6%                      | £5,293,819                                | £2,000  | 2,647  |  | 5,437                       | -2,790                         |

## Additional capacity – Kettering Road

- The tables below show the capacity head room for Kettering Road.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- Following the trend of other small urban centres, there is less capacity in the future as Northampton town centre improves its retail provision.

### Current situation

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £543,874                                  | £2,000  | 272  |  | 543                         | -271                           |
| 2011 | 4.6%                          |                             | £543,633                                  | £2,000  | 272  |  | 543                         | -271                           |
| 2016 | 5.9%                          |                             | £511,769                                  | £2,000  | 256  |  | 543                         | -287                           |
| 2021 | 9.8%                          |                             | £530,153                                  | £2,000  | 265  |  | 543                         | -278                           |
| 2026 | 13.5%                         |                             | £548,128                                  | £2,000  | 274  |  | 543                         | -269                           |

### Future scenario

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £543,874                                  | £2,000  | 272  |  | 543                         | -271                           |
| 2011 | 4.6%                          |                             | £543,633                                  | £2,000  | 272  |  | 543                         | -271                           |
| 2016 | 5.9%                          | -34.7%                      | £334,182                                  | £2,000  | 167  |  | 543                         | -376                           |
| 2021 | 9.8%                          | -35.1%                      | £343,839                                  | £2,000  | 172  |  | 543                         | -371                           |
| 2026 | 13.5%                         | -35.5%                      | £353,279                                  | £2,000  | 177  |  | 543                         | -366                           |

## Additional capacity – St James End

- The tables below show the capacity head room for St James End.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- This small urban centre is not as heavily impacted as other smaller centres as Northampton town centre increases its retail offer, but there is no capacity in the future scenario.

### Current situation

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £1,036,647                                | £2,000  | 518  |  | 513                         | 5                              |
| 2011 | 10.6%                         |                             | £1,095,057                                | £2,000  | 548  |  | 513                         | 34                             |
| 2016 | 18.6%                         |                             | £1,091,482                                | £2,000  | 546  |  | 513                         | 32                             |
| 2021 | 28.2%                         |                             | £1,180,417                                | £2,000  | 590  |  | 513                         | 77                             |
| 2026 | 37.6%                         |                             | £1,267,324                                | £2,000  | 634  |  | 513                         | 120                            |

### Future scenario

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £1,036,647                                | £2,000  | 518  |  | 513                         | 5                              |
| 2011 | 10.6%                         |                             | £1,095,057                                | £2,000  | 548  |  | 513                         | 34                             |
| 2016 | 18.6%                         | -23.1%                      | £839,130                                  | £2,000  | 420  |  | 513                         | -94                            |
| 2021 | 28.2%                         | -23.1%                      | £907,188                                  | £2,000  | 454  |  | 513                         | -60                            |
| 2026 | 37.6%                         | -23.2%                      | £973,689                                  | £2,000  | 487  |  | 513                         | -27                            |

## Additional capacity - Duston

- The tables below show the capacity head room for Duston.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- Following the trend of other small urban centres, there is less capacity in the future as Northampton town centre improves its retail offer.

### Current situation

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £315,422                                  | £2,000  | 158  |  | 317                         | -160                           |
| 2011 | 11.4%                         |                             | £335,754                                  | £2,000  | 168  |  | 317                         | -149                           |
| 2016 | 20.8%                         |                             | £338,466                                  | £2,000  | 169  |  | 317                         | -148                           |
| 2021 | 31.4%                         |                             | £367,979                                  | £2,000  | 184  |  | 317                         | -133                           |
| 2026 | 41.7%                         |                             | £396,830                                  | £2,000  | 198  |  | 317                         | -119                           |

### Future scenario

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £315,422                                  | £2,000  | 158  |  | 317                         | -160                           |
| 2011 | 11.4%                         |                             | £335,754                                  | £2,000  | 168  |  | 317                         | -149                           |
| 2016 | 20.8%                         | -33.7%                      | £224,378                                  | £2,000  | 112  |  | 317                         | -205                           |
| 2021 | 31.4%                         | -33.8%                      | £243,581                                  | £2,000  | 122  |  | 317                         | -196                           |
| 2026 | 41.7%                         | -33.9%                      | £262,356                                  | £2,000  | 131  |  | 317                         | -186                           |

## Additional capacity – Far Cotton

- The tables below show the capacity head room for Far Cotton.
- The top table shows the capacity assuming the centre stays as it is now but the area undergoes the proposed population growth.
- The second assumes the future scenario and includes population growth.
- Following the trend of other small urban centres, there is less capacity in the future as Northampton town centre improves its retail provision.

### Current situation

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £327,594                                  | £2,000  | 164  |  | 622                         | -458                           |
| 2011 | 10.4%                         |                             | £345,398                                  | £2,000  | 173  |  | 622                         | -450                           |
| 2016 | 18.7%                         |                             | £345,274                                  | £2,000  | 173  |  | 622                         | -450                           |
| 2021 | 28.2%                         |                             | £373,035                                  | £2,000  | 187  |  | 622                         | -436                           |
| 2026 | 37.5%                         |                             | £400,123                                  | £2,000  | 200  |  | 622                         | -422                           |

### Future scenario

| Year | Change in available spend (%) | Change in market shares (%) | Comparison Goods Turnover Potential (£'s) | Benchmark Turnover Density (£'s per sq m net) | Corresponding capacity for floorspace (sq m net) | Committed Additional Floorspace (sq m net) | Total Floorspace (sq m net) | Headroom Floorspace (sq m net) |
|------|-------------------------------|-----------------------------|---|---|--|--|-----------------------------|--------------------------------|
| 2008 |                               |                             | £327,594                                  | £2,000  | 164  |  | 622                         | -458                           |
| 2011 | 10.4%                         |                             | £345,398                                  | £2,000  | 173  |  | 622                         | -450                           |
| 2016 | 18.7%                         | -46.6%                      | £184,377                                  | £2,000  | 92   |  | 622                         | -530                           |
| 2021 | 28.2%                         | -46.3%                      | £200,473                                  | £2,000  | 100  |  | 622                         | -522                           |
| 2026 | 37.5%                         | -46.0%                      | £216,163                                  | £2,000  | 108  |  | 622                         | -514                           |

## Additional capacity – Summary

- The table below show the capacity head room for West Northamptonshire.
- The floor space capacity for each centre between the current situation in 2008 and the future scenario in 2026 is compared.
- Generally it is the bigger centres that are less impacted by the growth of Northampton, Daventry and Towcester. The smaller centres suffer with the lack of capacity to expand, however we have seen from the leakage predictions that they will still have a part to play in the hierarchy of centres in the area.

(N.B. the Northampton 2026 figure includes the 42,700sq m extension to the Grosvenor Centre.

| Centre                      | Comparison goods turnover potential | Trading density (£ per sq m) | Corresponding capacity for floorspace | Current Total Floor-space (sq m net) | Current 2008 Headroom Floor-space (sq m net) | Future Total Floor-space (sq m net) | Future 2026 Headroom Floor-space (sq m net) |
|-----------------------------|-------------------------------------|------------------------------|---------------------------------------|--------------------------------------|--|-------------------------------------|---|
| Northampton @ £3500         | £296,937,836                        | £3,500                       | 84,839                                | 64,196                               | 20,643                                       | 106,896                             | 9,342                                       |
| Northampton @ £3000         | £296,937,836                        | £3,000                       | 98,979                                | 64,196                               | 34,783                                       | 106,896                             | 28,715                                      |
| Daventry                    | £34,546,375                         | £3,000                       | 11,515                                | 6,970                                | 4,545  | 6,970                               | 16,377                                      |
| Towcester                   | £2,386,671                          | £2,000                       | 1,193                                 | 1,694                                | -501   | 1,694                               | 6,555                                       |
| Brackley                    | £4,365,355                          | £2,000                       | 2,183                                 | 746                                  | 1,436  | 746                                 | 1,039                                       |
| Weston Favell               | £57,664,715                         | £3,000                       | 19,222                                | 11,045                               | 8,177  | 11,045                              | 5,015                                       |
| Kingsthorpe Shopping Centre | £5,714,470                          | £2,000                       | 2,857                                 | 2,433                                | 424  | 2,433                               | -364  |
| Wellingborough Road         | £5,949,872                          | £2,000                       | 2,975                                 | 5,437                                | -2,462                                       | 5,437                               | -2,790                                      |
| Kettering Road              | £543,874                            | £2,000                       | 272                                   | 543                                  | -271   | 543                                 | -366  |
| St James End                | £1,036,647                          | £2,000                       | 518                                   | 513                                  | 5  | 513                                 | -27   |
| Mereway Shopping Centre     | £9,184,684                          | £2,000                       | 4,592                                 | 3,377                                | 1,215  | 3,377                               | 606   |
| Duston                      | £315,422                            | £2,000                       | 158                                   | 317                                  | -160   | 317                                 | -186  |