

# Authority Monitoring Report

## Part 4: Retail and Town Centres

**Monitoring Year: 2021/22**

The retail and leisure offer continues to become more diverse throughout North Tyneside. With a range of destinations, each serves different functions and different needs across the Borough.

### 4.1 New Retail Development

There has been limited major retail developments during the year, reflecting the challenges that retail environments face following the aftermath of the Covid-19 pandemic and recent economic issues. The changing of primary retail spaces into mixed leisure facilities continues to increase as town centres, particularly Whitley Bay, have seen applications for the conversion of primary retail units into the likes of bars, tattoo studios, function rooms, beauty salons, and cafes and restaurants. The changing nature of retail units to other uses is symptomatic of how traditional centres are becoming more diverse in their offer, alongside adapting, and competing against increasing online shopping behaviours.

During 2021/22, the Royal Quays Outlet Centre in North Shields has seen the conversion of several units from primary retail uses to mixed leisure and indoor sporting facilities. These changes include the conversion of factory outlet retail units to an amusement arcade, dance studio and a children's play cafe.

### 4.2 Town centre health

Levels of vacancy are a useful indicator of the health of retail centres. An annual retail survey is undertaken across the borough.

Throughout 2021 and 2022, the total level of unit vacancies in town and district centres increased by 1% respectively. However, local centres presented a decrease from 12% to 5% in vacant retail units. North Shields had the highest number of vacant units with an increase of 4%, whereas Killingworth continues to have no vacant units.

**Table 1 North Tyneside retail centres vacancy rates in 2021**

	Total Units	Vacant Units	% Vacant Units
Killingworth	27	0	0%
North Shields	173	31	18%
Wallsend	152	18	12%
Whitley Bay	192	25	13%
<b>Town Centre Total</b>	<b>544</b>	<b>74</b>	<b>14%</b>
<b>District Centre Total</b>	<b>124</b>	<b>2</b>	<b>2%</b>
<b>Local Centre Total</b>	<b>58</b>	<b>7</b>	<b>12%</b>

**Table 2 North Tyneside retail centres vacancy rates 2022**

	Total Units	Vacant Units	% Vacant Units
Killingworth	26	0	0%
North Shields	167	36	22%

Wallsend	156	21	13%
Whitley Bay	192	22	11%
<b>Town Centre Total</b>	<b>541</b>	<b>79</b>	<b>15%</b>
<b>District Centre Total</b>	<b>122</b>	<b>4</b>	<b>3%</b>
<b>Local Centre Total</b>	<b>57</b>	<b>3</b>	<b>5%</b>

### 4.3 Hot Food Takeaways

The Local Plan introduced a policy to control the impact of hot food takeaways upon health. The numbers of takeaways are therefore monitored and there was an increase in the designated centres from 82 to 93 with three additional units in North Shields, three in Whitley Bay, and one in Wallsend.

**Table 3 Hot Food Takeaways in designated retail centres**

	Number of Hot Food Take-aways	% Of take-aways in designated centres	% Of All Take-aways
Killingworth	0	0%	0%
North Shields	15	16%	7%
Wallsend	28	30%	13%
Whitley Bay	23	25%	11%
<b>Town Centres Total</b>	<b>66</b>	<b>71%</b>	<b>31%</b>
Forest Hall	5	5%	2%
Monkseaton	4	4%	2%
Northumberland Park	1	1%	0%
Tynemouth	4	4%	2%
<b>District Centres Total</b>	<b>14</b>	<b>14%</b>	<b>6%</b>
Battle Hill	3	3%	1%
Howdon	2	2%	1%
Longbenton	3	3%	1%
Preston Grange	1	1%	0%
Whitley Lodge	4	4%	2%
<b>Local Centres Total</b>	<b>13</b>	<b>13%</b>	<b>5%</b>
<b>Total within designated retail centres</b>	<b>93</b>		<b>42%</b>