

2023

WINTER

A decorative graphic on the left side of the page consists of a dense cluster of green squares of various shades and sizes, radiating from the left edge. Below this cluster is a thick, curved green band that sweeps across the bottom of the page from left to right.

SCOTTISH BORDERS COUNCIL
TOWN CENTRE & RETAIL SURVEY

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Glossary

Additional units	Units in use classes 4, 8, 10 & 11 included for the first time as part of the summer 2023 survey.
All units	All units included in the survey from summer 2023 – use classes 1A, 3, 4, 7, 8, 10, 11 and sui generis.
Central retail district	The survey covers a single designated central retail district for each town, except Galashiels where both the town centre and a second centre are monitored.
Core Activity Area	Policy ED4 identifies Core Activity Areas within a number of town centres. In order to support the vitality and viability of Core Activity Areas, acceptable uses are restricted.
Original units	Units included in the survey prior to the summer 2023 audit – use classes 1, 2, 3, 7 and sui generis.
Retail units	Refers to units originally in the redundant use class 1.
Town Centre boundary	Boundaries designated in the Local Development Plan for the nine largest towns.
Units	Generic term for units included in the survey.

Key Findings

- The Winter 2023 Town Centre and Retail Survey continues from the Summer 2023 survey to take account of the wider use of our town centres following the publication of Scotland's National Planning Framework 4 (NPF4) and the Use Class Order 2023. These policy and regulation changes highlight the cluster of uses in town centres and their contribution to town centre vitality.
- The 'vacancy rate' will refer to the original units' vacancy rate unless stated otherwise. This is to ensure that the findings are comparable with previous surveys.
- As a result of these changes, 165 additional units were counted in the winter 2023 survey: ranging from museums to community clubs to places of worship.
- The overall Scottish Borders unit vacancy is 13%, equivalent to the previous survey. The vacancy rate, including the additional use classes (4, 8, 10 & 11), is 12%.
- The average floor-space vacancy rate stands at 12%; floorspace is only measured for use class 1A (shops and financial & professional services).
- The Scottish Borders is lower than both the Scottish (15.7%) and the UK's (14%) average unit vacancy rates (source: [Local Data Company 2023](#)). The Scottish Borders unit vacancy rate remains well above the low of 7% recorded before the economic downturn.
- In the two largest towns, Galashiels' unit vacancy rate has remained at 17%, the same as the previous survey. Hawick's unit vacancy rate has decreased by 1% to 16%; the vacancy rate, including the additional units, has also decreased by 1% to 14% since the last survey.
- Newtown St. Boswells (45% = 5 units only) recorded the highest unit vacancy rate. This town has a relatively small number of shops and, therefore, any increase, or decrease, in property vacancies can significantly affect the overall percentage total.
- St Boswells and Tweedbank are the only towns to have no vacant units; Tweedbank only has 3 units, but two units had been vacant for several years. Peebles has a low vacancy rate of 5%; Earlston, Kelso and Lauder have the next lowest rate at 6%.
- There are 34 town centre charity shops, which is one more than the summer 2023 audit.
- Duns has the highest long-term vacancy rate (9%), and Hawick has the highest number of long-term vacant units (13). For the purposes of this study, long-term vacancy applies to units vacant for five years or longer.

- The table below shows the unit vacancy rates in the 9 largest Scottish Borders towns. The annual footfall count is also undertaken in these towns. The pink cells show where there has been an increase in unit vacancy rate and a decrease in footfall, the green cells show where there has been a decrease in vacancy rate and an increase in footfall and the blue cells are where the count remains the same as the previous survey.
- Note that an increase or decrease in footfall does not necessarily correlate with a decrease or increase in unit vacancy rates.

	Vacancy rate ALL units (%)	Vacancy rate original units (%)	Footfall Count
Duns	22%	25%	1060
Eyemouth	11%	14%	1460
Galashiels	16%	17%	4170
Hawick	14%	16%	2990
Jedburgh	13%	15%	1370
Kelso	6%	6%	3810
Melrose	10%	10%	2980
Peebles	5%	5%	7600
Selkirk	16%	18%	2600

Introduction

- 1.1 Previously, since 2007, this report set out the results of the Council's bi-annual survey of **ground floor town centre units** within eighteen Scottish Borders' settlements. The purpose of the study was, and is still, to monitor town centre health and is used to inform the Council's town centre planning policies.
- 1.2 Since 2007 retail units, food outlets, holiday accommodation (hotels, B&Bs & hostels) and public facing offices for professional services were counted to monitor how well town centres were performing.
- 1.3 The units being surveyed, since the summer 2024 audit, now include other businesses and uses (within use class 4, see below), residential institutions (*e.g.* care homes; use class 8), non-residential institutions (*e.g.* creches, community halls; use class 10) and places of assembly & leisure (*e.g.* cinemas, bowling clubs; use class 11).
- 1.4 The town centres covered by the study are those with a population of over 1000, namely:

Chirnside	Kelso
Coldstream	Lauder
Duns	Melrose
Earlston	Newtown St Boswells
Eyemouth	Peebles
Galashiels (town centre & 2nd centre) *	Selkirk
Hawick	St Boswells
Innerleithen	Tweedbank
Jedburgh	West Linton

****Two centres are monitored in Galashiels, the town centre and a second centre at Wilderhaugh. Where this report refers to Galashiels this will always refer to Galashiels town centre only, unless stated otherwise.***

Policy Content

- 2.1 The [National Planning Framework 4](#) (NPF4) was adopted by Scottish Ministers on 13 February 2023, replacing National Planning Framework 3 and Scottish Planning Policy. NPF4 incorporates updated Scottish Planning Policy, containing detailed national policy on a range of planning topics. NPF4 now forms part of the Development Plan, alongside the adopted Local Development Plan (2016).
- 2.2 Policy 27 encourages the facilitation of development in our city and town centres, recognising they are a national asset. Furthermore, Policy 27 maintains the policy stance of a Town Centre First approach, with desired outcomes focusing on vibrant and healthy places for people to live, learn, work, enjoy and visit. A Town Centre First approach is the focus of town centre policy, which encourages a flexible mix of footfall generating uses, to maintain vitality and viability within town centres.
- 2.3 At a local level, the Council's current Local Development Plan (LDP) was adopted in May 2016. The LDP sets out Policy ED4 Core Activity Areas in Town Centres; the policy encourages retail and food units, which increase footfall within the central part of town centres, encouraging greater town centre activity.
- 2.4 In July 2018, the Planning and Building Standards Committee agreed approval of a [Town Centre Core Activity Area Pilot](#) scheme. The pilot scheme operated for an initial one-year period. The primary purpose of the pilot scheme was to examine ways to revitalise and reinvigorate the town centres of Hawick and Galashiels by considering options to add more flexibility to Policy ED4 within the adopted LDP, which is aimed at protecting Core Activity Areas within these towns. In essence, the approved pilot scheme removed the Core Activity Area in Hawick and, whilst retaining the Core Activity Area in Galashiels, proposed a wider and more flexible range of uses, which could be supported.
- 2.5 The pilot scheme outlined further guidance, in relation to Policy ED4, for planning application proposals in other Core Activity Areas within Scottish Borders towns (*i.e.* Galashiels, Peebles, Kelso, Melrose, Jedburgh, Selkirk, Eyemouth and Duns). As the pilot scheme removed the Core Activity Area from Hawick, this would not be relevant to Hawick. An example of the guidance is that if premises had been vacant for 6 months and evidence was submitted, which confirmed it had been adequately advertised for a substantial period of that time, then that would carry much weight in the decision-making process. Policy ED4 also referred to the need to give consideration of any "significant positive contribution", in relation to proposals within the Core Activity Area, and the pilot scheme expanded upon examples of what factors determine "significant positive contribution".
- 2.6 The Planning & Building Standards Committee agreed that the pilot study should remain in place until the new retail policy is adopted as part of the next LDP. It should be noted that the Proposed LDP has been subject to Examination with the Directorate for Planning and Environmental Appeals (DPEA) and is expected to be adopted in 2024. Policy ED4 (Core Activity Areas in Town Centres) was reviewed as part of the Proposed LDP process. The review of Policy ED4 took into consideration feedback from the pilot study outlined above. Policy ED4 has been revised as part of the Proposed LDP to remove the Core Activity Areas for Hawick and Stow. The Galashiels Core Activity Area has been reduced in size to include

only Bank Street and part of Market Street. Channel Street and Douglas Bridge have been removed from this designation. As the Core Activity Areas for Kelso, Melrose and Peebles continue to perform at a comparatively high level, there is less requirement for additional flexibility of uses.

- 2.7 The current Town Centre and Retail Survey for the Scottish Borders will continue to include the changes to the methodology that were introduced in the last survey, as described below. Surveys and reporting now take into consideration the policy requirements set out within NPF4 and the implications of the recent update to the Use Class Order (UCO). The new UCO supersedes the former UCO (Scotland) 1997. The most significant change, in relation to this survey report, is that Use Class 1A now covers shops and financial & professional services.

Methodology

- 3.1 The survey covers the town centre of each of the surveyed settlements; explained in detail in Appendix 1. Units that fall out with these areas are not included within the survey. Ground floor units operating within the use classes listed below are monitored, see below for more detailed information.

- Class 1A - shops, financial, professional and other services
- Class 3 - food and drink
- Class 3 - non classified (sui generis) - predominantly hot food take-aways
- Class 4 – business
- Class 7 - hotels and hostels
- Class 8 – residential institutions
- Class 10 - non-residential institutions
- Class 11 - assembly & leisure
- Sui generis

Those found to have changed to other uses out with this list, since the previous survey, are not counted in the results, for example, units re-purposed for residential use class 9.

- 3.2 Town centre floorspace for use class 1A is also monitored through the survey. This data is based on information from the Scottish Assessors (see Appendix 1 for full survey methodology) and enables a more complete assessment of town centre retail performance than unit vacancy rates alone. Whilst some towns may have high unit vacancy rates, they may hold lower floorspace vacancy rates, or vice versa.
- 3.3 Following changes to Hawick's town centre boundary, as designated in the adopted Local Development Plan 2016, the town centre boundary now extends across the River Teviot.

Winter 2023 Results

- 4.1 Since 2007 the results of the retail survey have focused on Use Classes 1, 2, 3 and 7, namely shops, professional services, food vendors and hotels/B&Bs, respectively. Shop types and floorspace were analysed in even greater detail than the other unit types; however, the other use classes surveyed will also be included in the report.
- 4.2 In total, 1536 units were counted, the additional use classes comprise 165 (11%) of these units; 190 of all units were vacant at the time of surveying, only 3 of the vacant units fall within the additional use classes. The overall Scottish Borders vacancy rate is 13%, the vacancy rate including the additional units is 1% lower at 12%. The floorspace vacancy rate is 12%.
- 4.3 Settlement vacancy rates vary, Newtown St Boswells (45%), and Duns (25%) recorded the highest vacancy rates. Table 1 shows that some settlements have a relatively small number of shops and, therefore, any increase or decrease in vacancy can significantly affect the overall percentage total. Galashiels (including Galashiels 2nd centre) and Hawick together account for 47% of all vacant units. No vacant units were recorded in St Boswells and Tweedbank, though these settlements have a relatively low number of units overall (16 & 3), compared to other settlements.
- 4.4 Tables 1, 2 & 3 show the vacancy rates for both original units and all units surveyed. This is to maintain consistency in monitoring and like for like comparisons.
- 4.5 Table 1 presents the winter 2023 results for the number of units per settlement; the number of vacant units per settlement (for both original units and all units); unit vacancy rates per settlement (for both original units and all units); and floorspace vacancy rates per settlement (floorspace only in use class 1A).

Table 1: Settlement unit and floorspace vacancy rates winter 2023

Settlement	Units	Original units vacant	All units vacant	Original units vacancy rate	All units vacancy rate	*Floorspace vacancy rate
Chirnside	9	1	1	13%	11%	53%
Coldstream	42	6	6	16%	14%	10%
Duns	65	14	14	25%	22%	24%
Earlston	19	1	1	6%	5%	10%
Eyemouth	73	8	8	14%	11%	11%
Galashiels	252	39	41	17%	16%	14%
Galashiels 2nd	46	7	8	18%	17%	3%
Hawick	284	40	40	16%	14%	10%
Innerleithen	57	9	9	18%	16%	17%
Jedburgh	98	13	13	15%	13%	16%
Kelso	187	11	11	6%	6%	4%
Lauder	20	1	1	6%	5%	0%
Melrose	83	8	8	10%	10%	11%
Newtown St Boswells	11	5	5	45%	45%	21%
Peebles	153	7	7	5%	5%	4%
Selkirk	102	16	16	18%	16%	22%
St Boswells	16	0	0	0%	0%	0%
Tweedbank	3	0	0	0%	0%	0%
West Linton	16	1	1	8%	6%	6%
TOTAL	1536	187	190	13%	12%	12%

*Floorspace takes account of use class 1A only.

Trends

5.1 Table 2 shows the changes in unit vacancy rates over the past five years. Since the last audit, unit vacancy rates, in original units, have gone down in three settlements; in all units the vacancy rates have decreased in 4 settlements since the summer 2023 survey. Only two settlements have shown a decrease in vacancy rates in both original units and all units since the previous survey. Original unit vacancy rates decreased in Chirnside, Hawick and Tweedbank; at 9% decrease, Chirnside showed the greatest decrease in vacancy rate. Galashiels and Galashiels 2nd centre saw a decrease in vacancy rates when counting all units. The majority of settlements showing a decrease in vacancy rate, when all units are included, can be an indicator that the town centre use, and vitality, is increased by these additional units.

Table 2: Unit vacancy rates over past five years (including comparison of original units with all units)

Settlement	W 2019	S 2020	W 2020	S 2021	W 2021	S 2022	W 2022	Original units S 2023	All units S 2023	Original units W 2023	All units W 2023
Chirnside	*	*	*	22%	*	13%	25%	22%	20%	13%	11%
Coldstream	*	*	*	8%	*	11%	14%	14%	12%	16%	14%
Duns	*	*	*	15%	*	17%	19%	21%	18%	25%	22%
Earlston	0	*	*	0%	*	0%	0%	6%	5%	6%	5%
Eyemouth	*	*	*	15%	*	15%	13%	13%	11%	14%	11%
Galashiels	*	*	*	17%	*	19%	18%	17%	17%	17%	16%
Galashiels 2nd centre	*	*	*	12%	*	14%	13%	18%	20%	18%	17%
Hawick	*	*	*	14%	*	14%	16%	17%	15%	16%	14%
Innerleithen	8%	*	*	13%	*	15%	14%	13%	12%	18%	16%
Jedburgh	13%	*	*	14%	*	14%	16%	13%	11%	15%	13%
Kelso	4%	*	*	2%	*	4%	4%	3%	3%	6%	6%
Lauder	18%	*	*	0%	*	0%	6%	6%	5%	6%	5%
Melrose	8%	*	*	4%	*	5%	6%	10%	10%	10%	10%
Newtown St Boswells	23%	*	*	25%	*	27%	36%	36%	36%	45%	45%
Peebles	3%	*	*	8%	*	3%	4%	4%	4%	5%	5%
Selkirk	*	*	*	11%	*	14%	16%	16%	15%	18%	16%
St Boswells	0%	*	*	0%	*	0%	0%	0%	0%	0%	0%
Tweedbank	0%	*	*	33%	*	67%	33%	33%	33%	0%	0%
West Linton	17%	*	*	17%	*	8%	8%	8%	6%	8%	6%

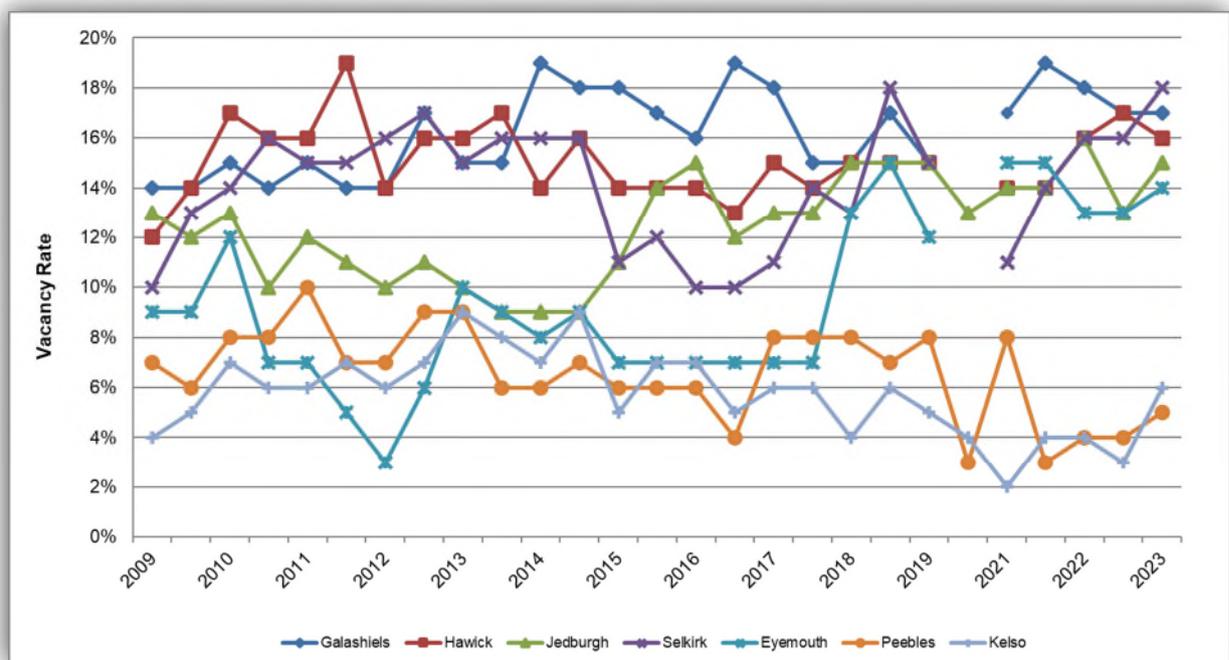
*Not completed due to COVID-19 restrictions.

5.2 Figure 1 shows the longer-term results for the seven largest towns by population. The unit vacancy rate in **Galashiels** is the same as the last audit in summer 2023; considering all units the vacancy rate has decreased by 1% since the last survey to 16%. Over a five-year period, and despite fluctuations in vacancy rates, from 15-19%, Galashiels vacancy rate is still higher than the Scottish Borders and the Scottish average vacancy rate. The floorspace vacancy rate is 14%, comparable with the unit vacancy rate of 17%. There are a cluster of vacant units around and near Douglas Bridge, top of Channel Street and North West end of the High Street. Much of the remaining vacant units are interspersed throughout the town centre. **Galashiels 2nd Centre (Wilderhaugh)** vacancy rate is the same as the summer 2023 survey, counting all units, the vacancy rate has decreased from 9 (20%) to 8 (17%). There are only 46

units in Galashiels 2nd centre, therefore, vacant units create steeper percentage rises. The current floorspace vacancy rate is only 3%, down from 8% in summer 2023.

5.3 **Hawick's** town centre expanded following the adoption of the Council's Local Development Plan (2016) to include an additional eleven units north of the River Teviot. The unit vacancy rate in Hawick had stayed between 14-15% since the Summer 2018 audit but there have been two consecutive rises in the winter 2022 audit to 16% and the summer 2023 audit to 17%. The vacancy rate has decreased back to 16% in this survey and counting all units has decreased by 1% since the last survey to 14%. Hawick has a much higher number of use class 10 & 11 than other Borders towns. This can be a positive indicator in a town as it relates to several criteria (e.g. social interaction and identity & belonging) in the [Place Standard tool](#). Generally, the vacancies are interspersed throughout the High Street, Buccleuch Street and North Bridge Street; of the units west of the River Teviot, around Commercial Road, none are vacant. The town's floorspace vacancy rate is 10%, therefore, although the unit vacancy rate is higher, the floorspace vacancy rate is lower. Hawick's town centre performance will continue to be monitored closely going forward as the Council's Hawick Action Plan continues to take effect. Through the Town Centre Core Activity Area Pilot Study, the Core Activity Area in Hawick was removed for a trial period of a year and will be extended until the new Local Development Plan is adopted. The Hawick Conservation Area Regeneration Scheme (CARS) is anticipated to help regenerate the town centre.

Figure 1: Unit vacancy rates of seven largest towns, summer 2009 to winter 2023



Note: the gaps show that no survey data was collected in 2020 & 2021 for these towns

5.4 **Peebles** has consistently recorded a lower-than-average unit vacancy rate, although this has risen by 1% and now sits at 5% (7 units vacant); the winter 2022 and summer 2023 audits noted a 4% vacancy rate. This figure is still well below the Scottish Borders and Scottish

average of 12% and 15.7% respectively. Peebles town centre is still considered to be performing well.

- 5.5 **Kelso**, although still recording a low vacancy rate of 6% (11 units vacant) has shown a 3% increase in vacancy rate. Kelso has repeatedly recorded a lower-than-average vacancy rate in comparison to the Scottish Borders average and continues to perform well.
- 5.6 **Jedburgh's** unit vacancy has fluctuated between 13-15% since the summer 2018 audit but rose to 16% in the winter 2022 audit. Despite a decrease in vacancy rate in the summer 2023 audit to 13%, this audit saw an increase in vacancy rate to 15%. The floorspace vacancy rate has increased by 5% to 16%. Jedburgh will be closely monitored going forward.
- 5.7 **Selkirk's** unit vacancy rate had risen from 11% in 2021 to 16% in winter 2022. The vacancy rate remained at 16% in the summer 2023 audit and in this audit has increased to 18%. The floorspace vacancy has also increased by 1% to 22% in this audit. Selkirk received funding through the Selkirk Conservation Area Regeneration Scheme (CARS). The scheme gave grants for qualifying buildings in the conservation area to do external repairs; in conjunction with an upgraded streetscape. The scheme ended March 2018.
- 5.8 **Eyemouth's** unit vacancy rate has increased to 14% from 13% in the last survey. Eyemouth's floorspace vacancy rate is lower at 11%, however, this is a 4% increase on the summer 2023 audit. Eyemouth received £400k through the Scottish Government's Place Based Investment Programme for redevelopment of the waterfront.
- 5.9 Turning to the towns not shown in figure 1, **Coldstream's** unit vacancy rate has increased to 16% (6 units) in this audit and, taking into account all units surveyed, the unit vacancy rate has increased by 2% to 14%. The town's floorspace vacancy rate has risen for the second audit in a row to 10%.
- 5.10 **Innerleithen's** unit vacancy rate has increased by 5% to 18% (9 units) since the last audit, and by 4% to 16% taking account of all units. Some of these vacant units are currently being renovated and the town is benefiting from new businesses opening up, which is also improving the overall streetscape.
- 5.11 **Earlston's** vacancy rate rose from 0% to 6% (1 unit) in the last survey and this unit is still vacant in the current audit, see Table 2.
- 5.12 The unit vacancy rate of **Duns** has increased for the fourth consecutive audit to 25%; including all units the vacancy rate is 22% (14 units).
- 5.13 **Lauder's** unit vacancy rate had decreased from highs of 22% in the summers of 2018 and 2019, to 0% in the summer 2022 survey. Lauder still has 1 unit vacant in this audit making the vacancy rate 6% and 5% (all units); Lauder only has 20 units in total.
- 5.14 **Melrose's** vacancy rate has increased from 6%, in winter 2022, to 10% for the second consecutive audit. Melrose generally performs well and has been consistently below the Scottish Borders average, however, this is the highest vacancy rate recorded in the last six years.
- 5.15 Table 2 shows significant fluctuations in the unit vacancy rates of **Chirnside, Newtown St Boswells** and **Tweedbank**, although these results, in part, simply reflect the low numbers of units in these settlements. This means any change in occupancy of a single unit has a significant effect on vacancy rate as a percentage. In this current audit, Chirnside's vacancy

rate has decreased to 13% (original units) and 11% (all units), therefore, the same as the rate in the summer 2022 audit. Tweedbank has no vacancies since the former restaurant, overlooking Gunknowe Loch, is occupied again. Newtown St. Boswells' vacancy rate has continued to increase from the winter 2019 audit through to the present audit, sitting at 45% (5 units); there are only 11 units in the town. However, the existing units include a small supermarket, a pharmacy and a health centre.

- 5.16 **West Linton's** high vacancy rate of 17% in summer 2021 is only equal to 2 units; for three consecutive surveys the vacancy rate dropped to 8%. **St Boswells** recorded a vacancy rate of 0%, which it has maintained since at least summer 2018 (no data in 2020 and winter 2021).
- 5.17 In **comparison to the rest of the UK**, Table 3 shows the overall Scottish Borders unit vacancy rate alongside the UK average unit vacancy rate over the last five years (source: Local Data Company). The table shows that the Scottish Borders unit vacancy rate is currently 1% lower than the UK average vacancy rate, considering original units surveyed and 2% lower considering all units surveyed; the same as the previous audit.

Tables 3: Vacancy rates etc. over time (source of UK rates: LDC), (S=Summer; W=Winter)

	S 2019	W 2019	S 2020	W 2020	S 2021	W 2021	S 2022	W 2022	S 2023 original units	S 2023 all units	W 2023 original units	W 2023 all units
Borders vacancy rate	12%	*	**	**	11%	**	12%	13%	13%	12%	13%	12%
UK vacancy rate	13%	*	**	**	15%	**	14%	14%	14%	14%	14%	14%
Units (class 1-3, 7) from 2023 (class 1A, 3, 7)	1417	*	**	**	1402	**	1401	1384	1397	1552	1371	1536
Vacant units	165	*	**	**	160	**	167	175	179	183	190	187

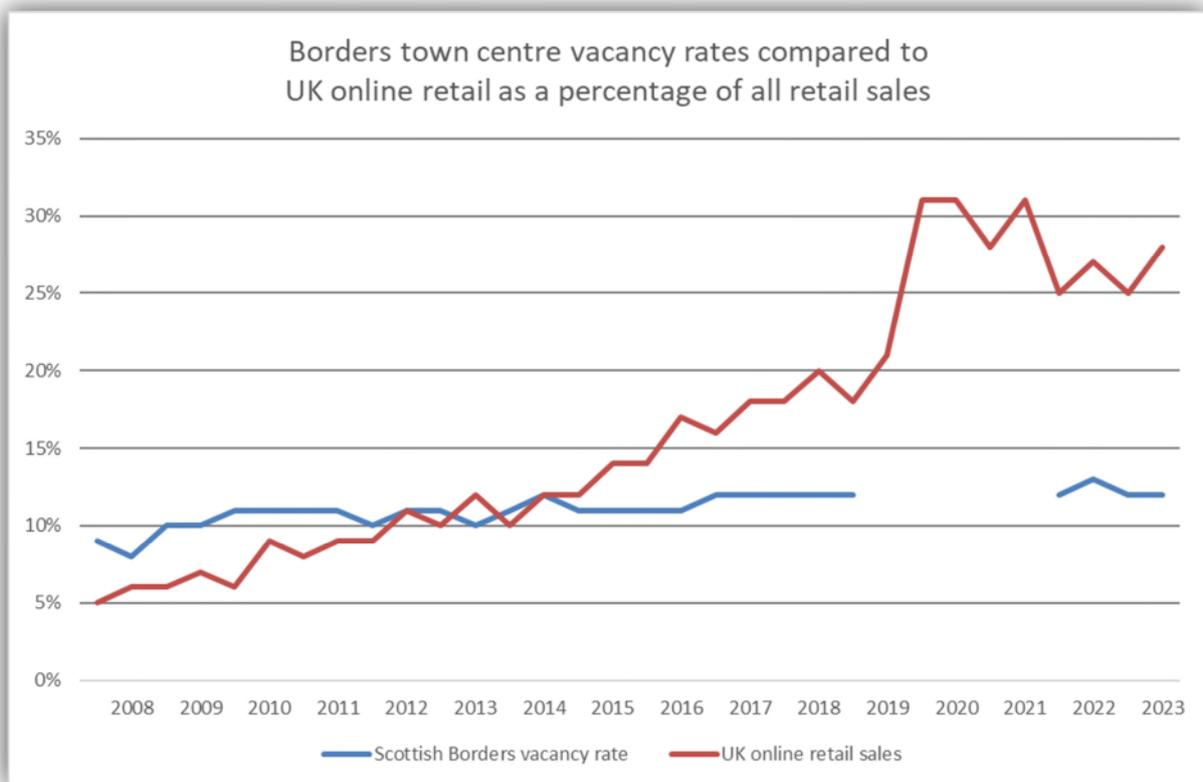
* The Winter 2019 audit was only partly completed, so no figures given.

** Covid-19 restrictions and advice prevented surveys being completed in 2020 & winter 2021.

- 5.9 Figure 2 presents the overall Scottish Borders unit vacancy rate since winter 2008. This is shown against online retail sales, as a percentage of total UK retail sales, during the same period; the points for online retail sales in the graph, were taken from the data for June of each year. The graph illustrates the relationship between unit vacancy rates and the exponential rise in online retail sales, especially just prior to and at the time of the first COVID-19 lockdown period.
- 5.10 Online retailing indicates a change in consumer behaviour, and businesses with an established online presence, or ability to rapidly develop one, during the COVID-19 lockdowns, were able to capture consumer spending that switched online. During the pandemic 4% of businesses in the UK started selling online for the first time; the arts, entertainment & recreation and wholesale & retail trade experienced the highest percentage rise (34% in each sector) in online sales in 2020.

- 5.11 The graph shows that the vacancy rate increased quickly in the early recessionary stages of the economic downturn but has not decreased back to previous levels of 8-9% since, despite the drop in online retail sales. The missing data from 2020 and 2021 would likely have illustrated the correlation between the exponential rise in online sales and the corresponding drop in occupancy rates in town centres. Internet sales, as a percentage of total retail sales, fell from a high of 37% in January 2021 to 25.2% in February 2023 (Office of National Statistics).
- 5.12 In the last year, from winter 2022 to winter 2023, the Scottish Borders vacancy rate has remained unchanged despite a spike of 3% rise in online retail. Online retail commonly rises in the lead up to the last week of December.

Figure 2: Scottish Borders unit vacancy rate against UK online retail sales, summer 2008 to winter 2023



Note: the break in the vacancy rate line is the result of no data being collected in winter 2019, 2020 and winter 2021.

Chains/Multiples

6.1 Existence of chains, or multiple shops/offices, can be an indicator of external industry confidence in a town centre, whilst high numbers of local independent shops can be an indicator of local confidence in a town centre and can be attractive to visitors. Table 4 lists the number of chain shops/offices per town centre and the proportion of shops/offices, which are operated by parent companies. This data covers use class 1A only; sui generis uses are excluded. The definition of chain shops/offices covers both regional and national chains, and smaller, local, multiple shop/office chains. Overall, 24% of all class 1A units (247 units) are operated by a parent company or are local/regional multiples; the highest proportion of chains/multiples (excluding Tweedbank, which only has 2 use class 1A units) is in Galashiels 2nd Centre at Wilderhaugh. Galashiels' main town centre and Kelso have the next highest proportion of chains/multiples at 30% (57 units) and 27% (37 units) respectively.

Table 4: Number/proportion of shops/offices (use class 1A) which are chains/multiples, winter 2023

Settlement	Chains/Multiples CLASS1A	CLASS 1A UNITS	% Chains/multiples shops/offices
CHIRNSIDE	1	4	25%
COLDSTREAM	3	25	12%
DUNS	9	43	21%
EARLSTON	3	10	30%
EYEMOUTH	9	37	24%
GALASHIELS	57	191	30%
GALASHIELS 2nd Centre	12	31	39%
HAWICK	38	196	19%
INNERLEITHEN	2	37	5%
JEDBURGH	12	65	18%
KELSO	37	139	27%
LAUDER	2	11	18%
MELROSE	14	63	22%
NEWTOWN ST BOSWELLS	2	10	20%
PEEBLES	26	111	23%
SELKIRK	15	70	21%
ST BOSWELLS	2	8	25%
TWEEDBANK	1	2	50%
WEST LINTON	2	11	18%
Total	247	1064	24%

Note: some of the smaller settlements seem to have a high proportion of chains/multiples. They have a small number of units, therefore, the percentage is misleadingly high (Earlston, Newtown St. Boswells & Tweedbank).

Use Classes

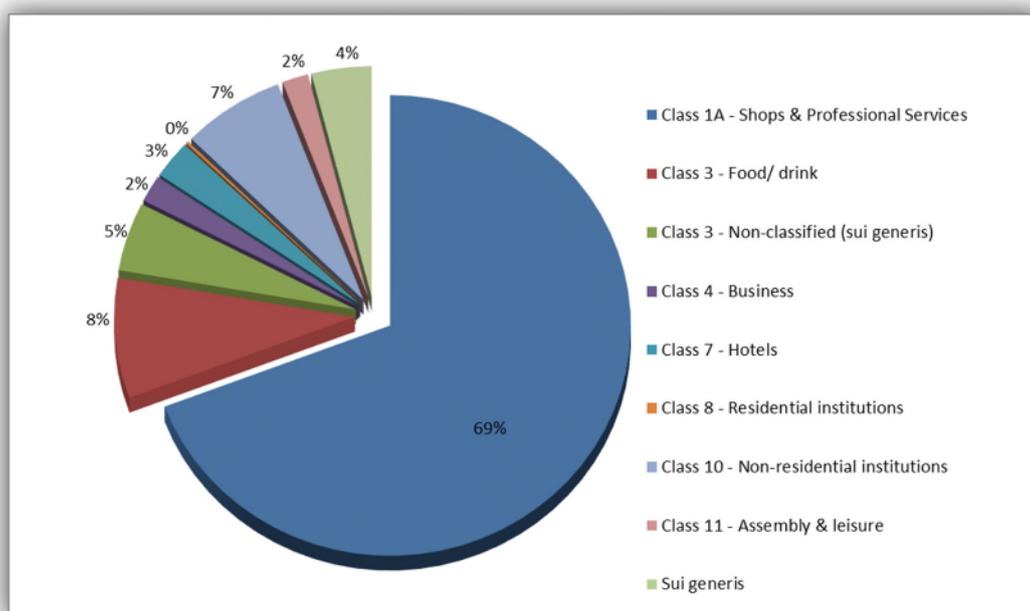
7.1 The town centre survey categorises units by their use in planning law, as defined through the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), and also by the Council's own categorisation system. Only units operating within the following use class categories are monitored through the survey:

- Class 1A - shops, financial, professional and other services
- Class 3 - food and drink; class 3-non classified (sui generis)
- Class 4 - business
- Class 7 - hotels and hostels
- Class 8 – residential institutions
- Class 10 - non-residential institutions
- Class 11 - assembly & leisure
- Sui generis

7.2 These categories are explained in further detail in Appendix 2. By categorising the units by use class it is possible to establish whether a particular type of unit is in decline and where concentrations of use classes are located.

7.3 1064 surveyed units in the Borders operate as shops and professional services (use class 1A), 130 units are restaurants or cafes (use class 3) and 106 are a combination of town halls, community centres, museums or other uses within use class 10, including children's nurseries; the rest of the surveyed units are made up of use classes 4, 7 and 11 and 62 sui generis units (unclassified uses). Figure 3 shows the mix of uses across all of the town centres and shows that the majority of units (69%) operate as shops and professional services (use class 1A).

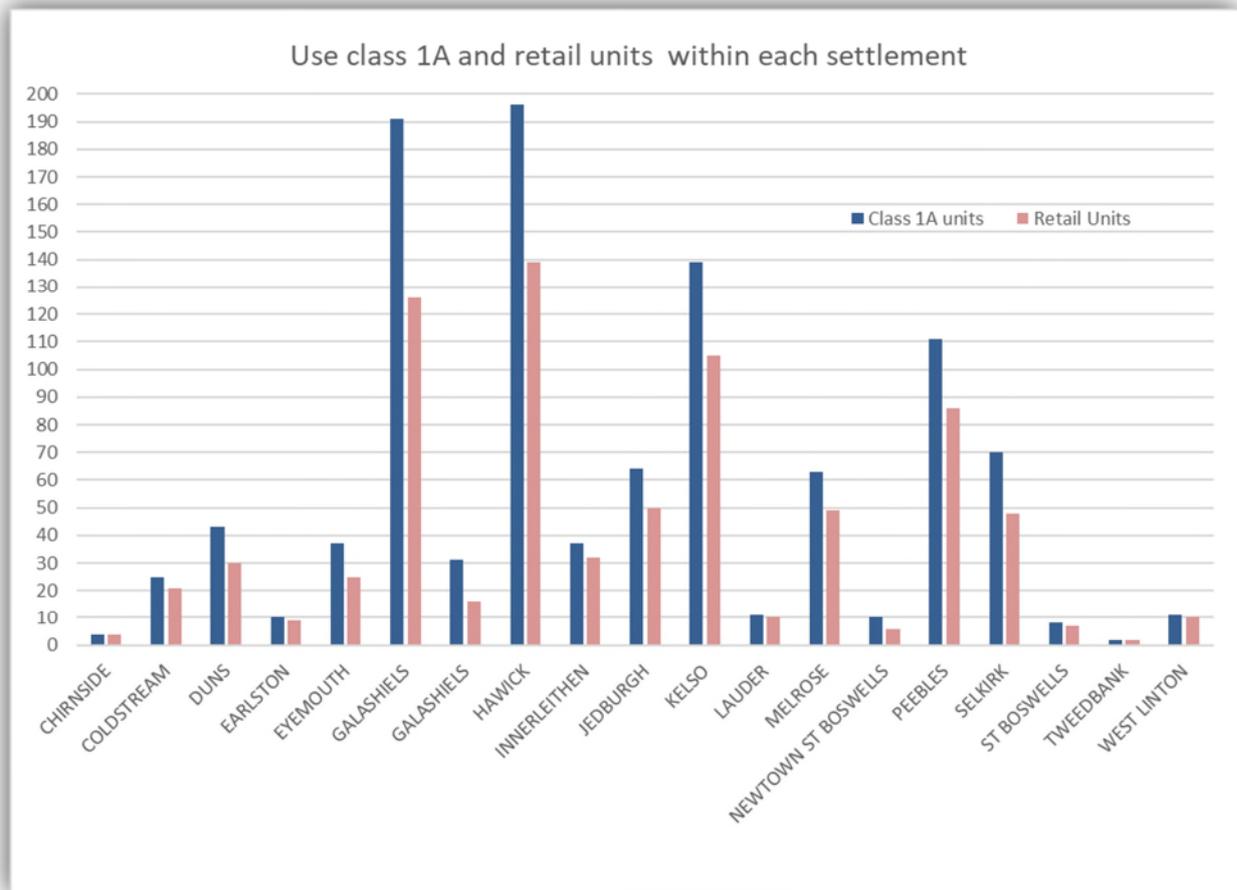
Figure 3: Mix of uses across all surveyed town centres, winter 2023



* Percentages in Figure 3 may not add up due to rounding

7.4 Figure 3A shows that there are still a higher proportion of retail units (former use class 1) in all settlements within use class 1A. Therefore, different types of ‘shops’ are still prevalent, for example, clothes shops, gift shops and hairdressers.

Figure 3A: Use Class 1A and retail units within each settlement winter 2023



7.5 The variety of uses overall, within use class 1A, can be an indicator of vitality and viability in the town centre where there remains an appropriate mix of town centre uses. Figure, 3B, 3C, 3D, 3E and 3F highlight the range of businesses generating public activity.

7.6 Figures 3B-F outline the businesses occupying units within use class 1A across Borders towns. There are a number of miscellaneous businesses that do not fall within the commercial groupings above, for example, dog groomers, e-cigarette shops, funeral directors.

Figures 3B, 3C, 3D, 3E, 3F types of businesses in use class 1A units, winter 2023

Figure 3B: Beauty Services

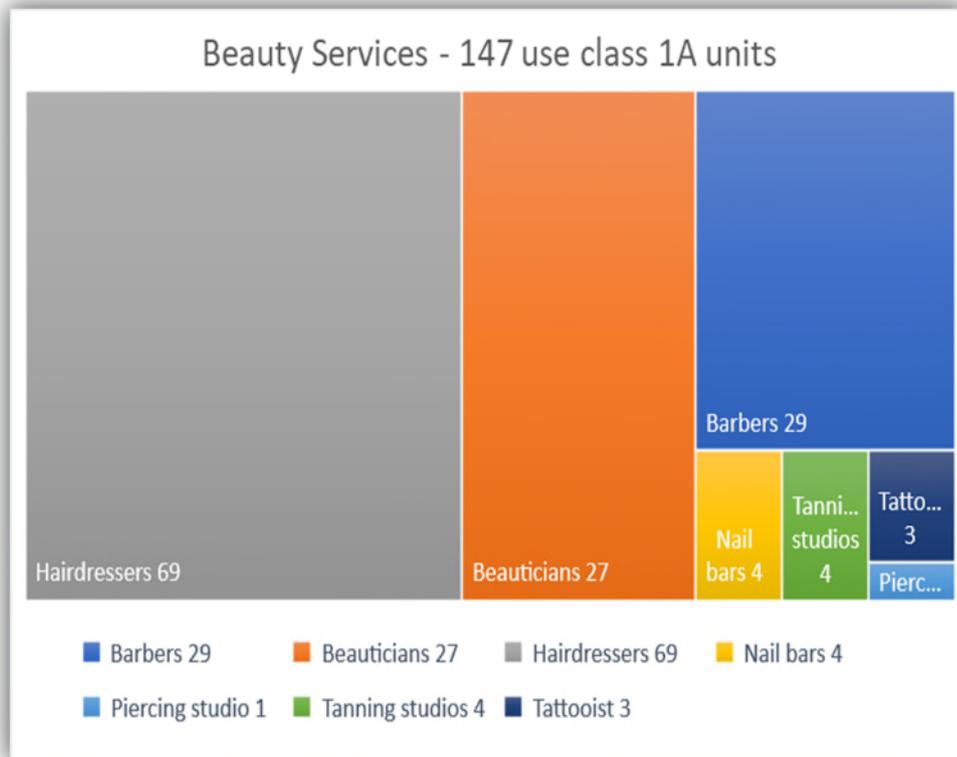


Figure 3C: Food Vendors

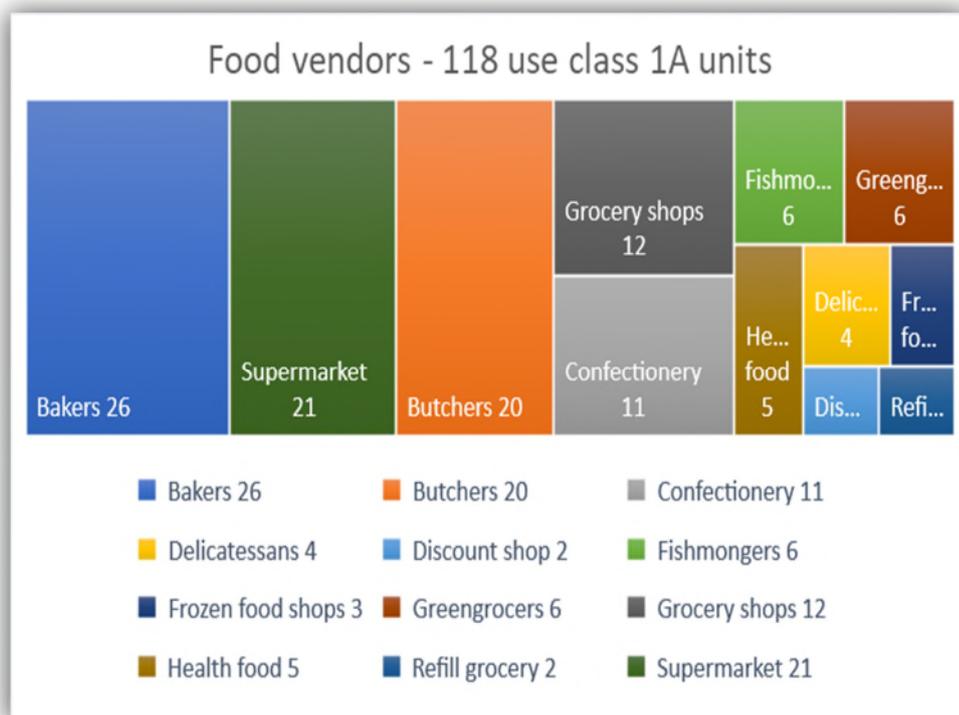


Figure 3D: Health Services

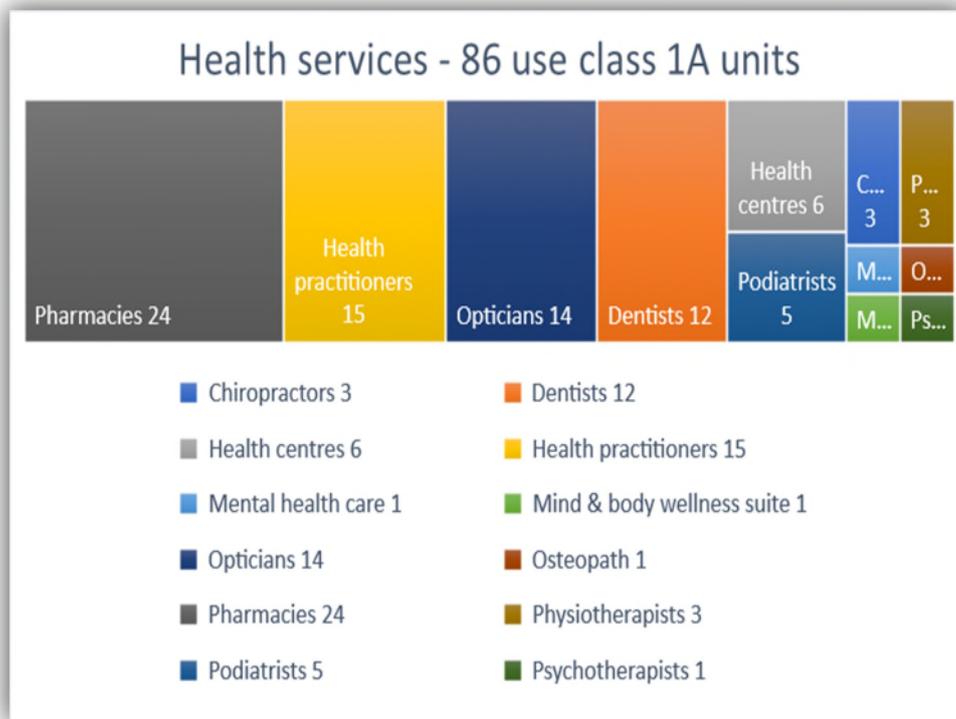
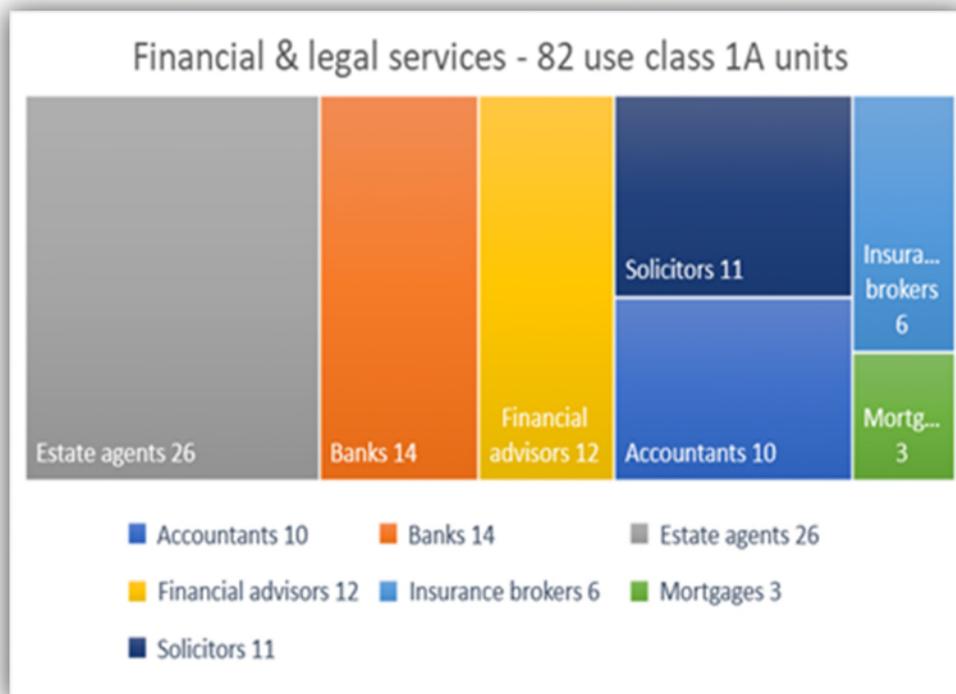


Figure 3E: Financial & Legal Services



Floorspace

- 8.1 Floorspace data from the Scottish Assessors is used in the retail survey. **This data is only available for class 1A (excluding sui generis use) units.** Further information on the floorspace data collation process can be found in Appendix 2.
- 8.2 Table 5 shows the number of use class 1A (excluding sui generis) units per settlement; the volume of floorspace of these units; the volume of vacant floorspace; and the percentage of floorspace sitting vacant (the total floorspace vacancy rate). Galashiels and Hawick have the highest total town centre floorspace comprising 62% of floorspace within the surveyed town centres.

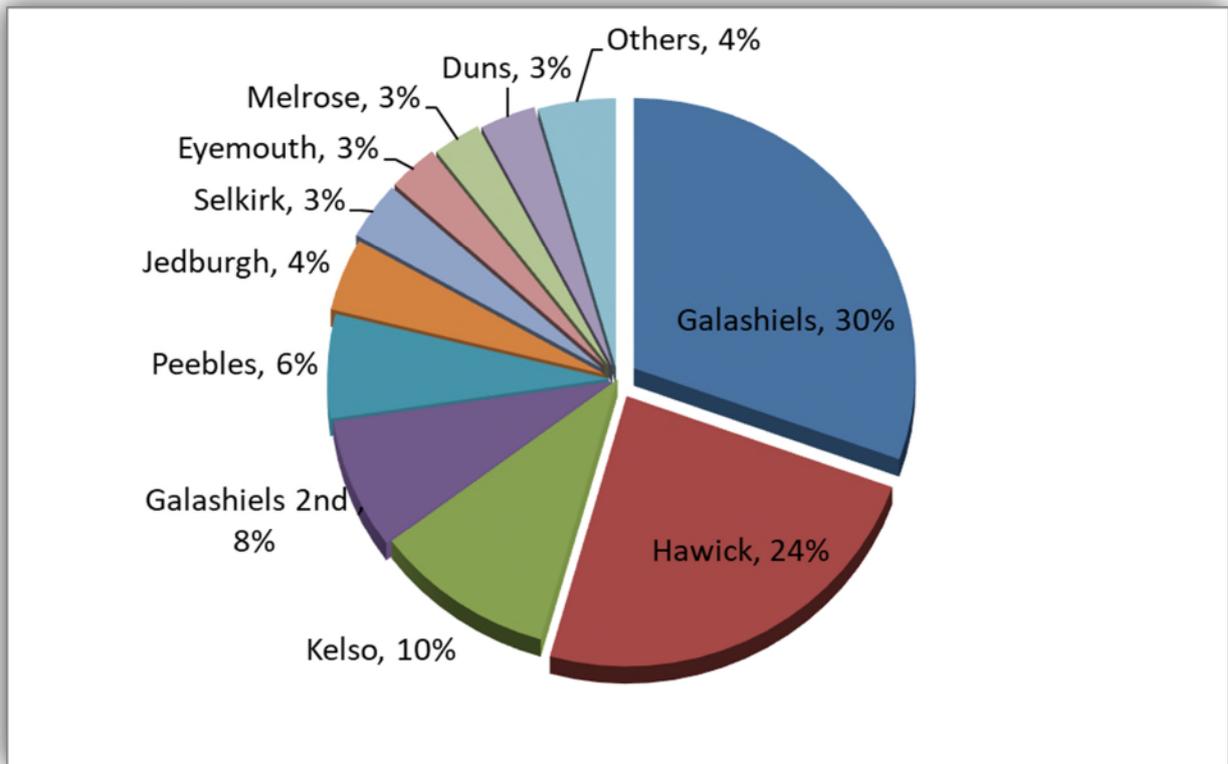
Table 5: Floorspace data for use class 1A, (rounded to nearest 100)

	Class 1A units	Total floorspace	Total vacant floorspace	Total floorspace vacancy rate
Chirnside	4	602	322	53%
Coldstream	25	2069	198	10%
Duns	43	6265	1481	24%
Earlston	10	668	68	10%
Eyemouth	37	5632	632	11%
Galashiels	191	59403	8197	14%
Galashiels 2nd	31	15305	408	3%
Hawick	196	46704	4568	10%
Innerleithen	37	2035	347	17%
Jedburgh	65	8458	1328	16%
Kelso	139	20305	775	4%
Lauder *	11	879	0	0%
Melrose	63	5420	599	11%
Newtown St Boswells	10	868	185	21%
Peebles	111	12106	475	4%
Selkirk	70	6764	1485	22%
St Boswells	8	737	0	0%
Tweedbank	2	171	0	0%
West Linton	11	686	38	6%
Total	1064	195079	21106	12%

* Towns with vacant units in use class 3 but not use class 1A

- 8.3 The findings show Galashiels, Galashiels 2nd centre, Hawick, Kelso, Peebles, Jedburgh, Duns, Eyemouth, Selkirk and Melrose have the highest volumes of floorspace in the Borders and continue to contribute 96% of the total floorspace of the 18 surveyed settlements, as figure 4 illustrates.

Figure 4: Location of Town Centre floorspace, summer 2023



- 8.4 Table 6 analyses data by four floorspace volume categories. Most units are small (<100sq m) or medium sized (100-250sq m). Only 3 large (>1000sq m) units are vacant; two of the large vacant units are on Channel Street in Galashiels, and the third of these vacant units is in Galashiels 2nd centre in the retail park. Large units have a floorspace vacancy rate of 5%, compared to 13% vacancy rate of small sized units (<100sq m), 15% of medium units (100-250sq m) and 14% of medium-large sized units (250-1000sq m). The number of large units increased, following the extension of Hawick town centre boundary (2016) across the Teviot. The largest five units that exceed 3,000sq m are located within Galashiels and Hawick.
- 8.5 In the current audit, vacancy rates have increased in all sizes of units except large units (>1,000sqm). Small units' (<100sqm) vacancy and floorspace vacancy rate have both increased by 1% = 2 units. Medium units' (100-250 sq m) vacancy rate has increased by 1% = 3 units but the floorspace vacancy rate has remained at 14%. Medium-large units' (250-1000 sq m) vacancy rate has increased by 3% = 3 units and the floorspace vacancy rate has increased by 2%. Large units (>1,000 sq m) units' floorspace vacancy rate has remained at a low 5%. Although the largest units still have the lowest vacancy rate they comprise the smallest number of units.

Table 6: Performance by unit floorspace volume, winter 2023 *

Floorspace volume	Units	Vacant units	Unit vacancy rate	Floorspace	Vacant floorspace	Floorspace vacancy rate	Breakdown of vacant floorspace
<100	684	95	14%	36,060	4602	13%	22%
100-250	251	40	16%	39,939	6123	15%	29%
250-1000	92	15	16%	43,037	6122	14%	29%
>1000	34	3	9%	75792	4010	5%	19%
Total	1061	153	14%	194828	20857	11%	100%

* Figures may not add due to rounding; percentage figures calculated before rounding.

Charity Shops

- 9.1 As charity shops are normally entitled to 80% mandatory rate relief, charity shops may be viable in circumstances where other shops are not. However, the presence of charity shops may be one factor that can increase footfall on a high street; although, a combination of factors is likely to affect footfall in any given town.
- 9.2 Table 7 lists the towns with charity shops operating; the number of charity shops operating per town; and the percentage of shops operating as charity shops. The towns with the highest number of charity shops surveyed are Hawick (7), Kelso (6), Galashiels (6) and Peebles (5). There are 34 charity shops within the surveyed town centres, making 5% of retail units, overall, operating as charity shops.
- 9.3 Retail units (see appendix 1) comprise units that would have fallen within the former use class 1 category, prior to the change in use class order at the beginning of 2023.

Table 7: Number of retail units and number operating as charity shops, winter 2023

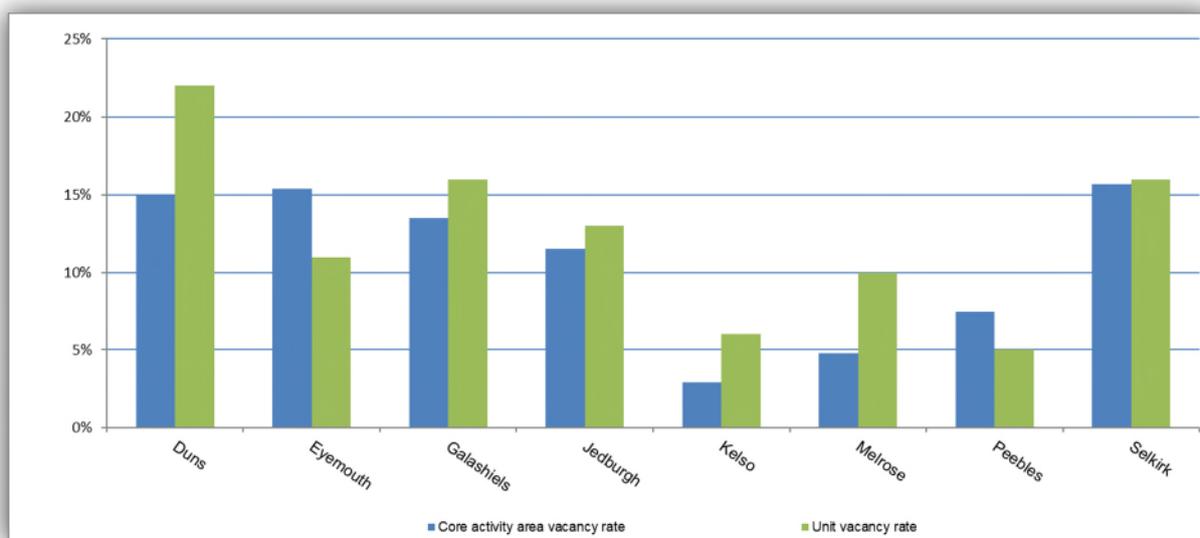
Settlement	Charity shops	Total retail units	% charity shops
COLDSTREAM	1	21	5%
DUNS	2	30	7%
EYEMOUTH	1	25	4%
GALASHIELS	6	126	5%
HAWICK	7	139	5%
INNERLEITHEN	1	32	3%
JEDBURGH	2	50	4%
KELSO	6	105	6%
MELROSE	1	49	2%
PEEBLES	5	86	6%
SELKIRK	2	48	4%
TOTAL	34	711	5%

Note - Total retail units of towns with a charity shop only.

Supporting Town Centre Viability

- 10.1 In the central parts of our town centres, local planning policy is used to prevent the loss of town centre uses, which support most vibrancy and footfall. Local Development Plan Policy ED4—Core Activity Areas in Town Centres supports class 1 (shops) and class 3 (food and drink) uses within Core Activity Areas. Use class 1 and 2 were replaced by use class 1A at the beginning of 2023. Although, these uses are considered to support vitality and the policy restricts other uses, there is some flexibility of uses within the policy depending upon the performance of a town centre at that point in time.
- 10.2 Policy ED4—Core Activity Areas in Town Centres applies in the core parts of the nine town centres identified within the Scottish Borders Local Development Plan.
- 10.3 Figure 5 compares the overall town centre vacancy rates of the settlements covered by the Core Activity Area policy against the average vacancy rates within the Core Activity Areas.

Figure 5: Comparison of vacancy rates, winter 2023



- 10.5 The average unit vacancy rate within Core Activity Areas stands at 9%, an increase of 1% from the last survey in summer 2023, although the Galashiels Core Activity Area has been reduced to Bank Street. The unit vacancy rate within Core Activity Areas is 3% lower than the overall Scottish Borders vacancy rate, but this does not reflect wide variations amongst the towns surveyed.
- 10.6 Figure 5 shows that the Core Activity Areas within Duns, Galashiels, Jedburgh, Kelso, Melrose and Selkirk have a lower vacancy rate than their respective town centres as a whole. The Core Activity Areas within Eyemouth and Peebles have higher vacancy rates than their whole town centres.

- 10.7 The core activity area within Hawick was removed for a one-year trial period as part of the Town Centre Core Activity Area Pilot Study. The primary purpose of the study was to examine ways to revitalise and reinvigorate the town centres of Hawick and Galashiels by adding more flexibility to Policy ED4 (Core Activity Areas in Town Centres) within the adopted Local Development Plan (LDP) 2016. The Pilot has been extended until such a time that the adopted Local Plan 2016 is superseded.
- 10.8 In Hawick, the vacancy rate has been repeatedly over the Scottish Borders average and the town has the highest number of long-term vacancies. Removing the Core Activity Area completely allows a greater number of uses within the town centre. The pilot study in Galashiels allows greater flexibility for potential uses within the Core Activity Area.

Town Centre Health Checks

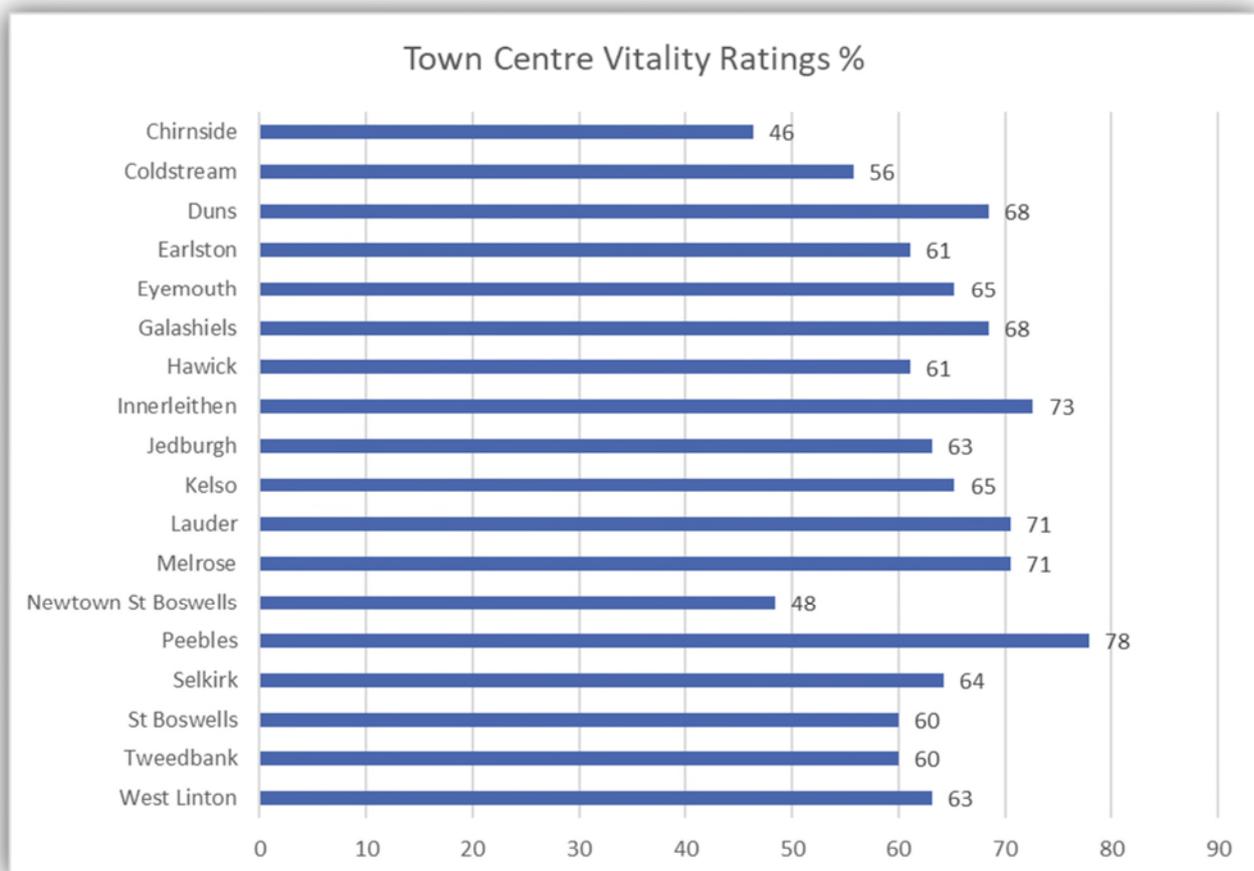
- 11.1 Town Centre Health Checks are conducted for each settlement to assess town centre vitality. The settlements are scored on a range of criteria relating to accessibility, safety, diversity of uses and the quality of the built environment. A copy of the checklist used can be found in Appendix 3.
- 11.2 The average vitality rating across all surveyed settlements is 63%, which is down 2% from summer 2023. The settlements ranking higher were Peebles (78%), Innerleithen (73%) and Lauder and Melrose both being ranked at 71%. The towns, which ranked lower, were, Chirside (46%), Coldstream (56%) and Newtown St. Boswells (48%), (see Figure 8 below).
- 11.3 Settlements with smaller populations may have high scoring for the quality of the town centre environment, however, are unlikely to score as well for accessibility and diversity of uses. Settlements with larger populations have the advantage, in terms of both infrastructure, e.g. public transport, and diversity of uses, e.g. sports pitches and libraries (see Table 9 for population figures below). The largest towns in the Borders are Hawick and Galashiels, the smallest settlements, included in the town centre survey, are Chirside, Newtown St. Boswells and St. Boswells.

Table 8: Population counts from the 2021 census

Settlement	Population	Settlement	Population
Chirside	1457	Kelso	6681
Coldstream	1944	Lauder	1887
Duns	2887	Melrose	1904
Earlston	1715	Newtown St Boswells	1465
Eyemouth	3473	Peebles	8581
Galashiels	12302	Selkirk	5458
Hawick	13586	St Boswells	1418
Innerleithen	3225	Tweedbank	1994
Jedburgh	3832	West Linton	1851

Source: National Records of Scotland

Figure 6: Town Centre Vitality Ratings winter 2023



Long-Term Vacancy

- 12.1 The length of time vacant units have been unoccupied can be an indicator of the specific challenges a town centre may be facing. Where a unit is long-term vacant there may be complex or technical causes of vacancy rather than direct market causes. For example, a unit's use could be prevented by a legal ownership dispute or legislative constraints that cannot be overcome. Furthermore, value of commercial property can be linked to the rent it has yielded. Long-term vacancy may also result from the gradual decline of a specific part of a town centre. Studying persistent vacancy can also help distinguish between short and long-term vacancy.
- 12.2 Figure 7 breaks down overall unit vacancy rates across nine town centres by length of vacancy, whilst Table 8 lists long term vacant unit numbers and long-term vacancy rates per settlement. This data is unaffected by the additional units because only 3 units in the additional units are vacant. Therefore, their inclusion has a negligible effect on figures.

Figure 7: Town centre vacancy rates by vacancy length winter 2023

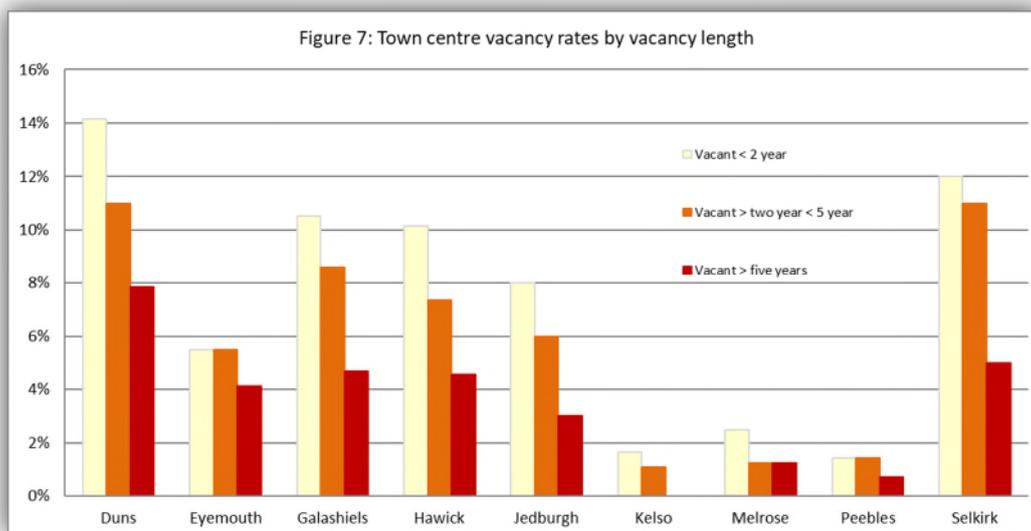


Table 9: Long term (5 yrs +) vacant units and long-term vacancy rates, winter 2023

Settlement	Long term vacant units	Total units	Long term vacancy rate
Duns	5	56	9%
Eyemouth	3	58	5%
Galashiels	12	236	5%
Hawick	13	246	5%
Jedburgh	3	86	3%
Kelso	0	171	0%
Melrose	1	79	1%
Peebles	1	141	1%
Selkirk	5	91	5%

Conclusions

- 13.1 The overall Scottish Borders unit vacancy rate is 13%, the same as the previous survey. Taking account of all units surveyed, the vacancy rate is 12%. Since summer 2014 the vacancy rate has varied between 11% and 12%. The rate stood at 12% in winter 2014 and consequently dropped to 11% for a stable period of 5 audits prior to rising back up to 12% in summer 2017. Despite a slight drop in summer 2021 to 11%, the vacancy rate, in the winter 2022 survey, was the highest it has been since the audit began in 2007. The vacancy rate remains well above the low of 7% recorded before the economic downturn. However, the current Borders unit vacancy rate is lower than both the Scottish (15.7%) and the UK (14%) average retail vacancy rates (source: Local Data Company).
- 13.2 Hawick's unit vacancy rate has dropped to 16% from 17% in the summer 2023 survey; with consideration to all units surveyed Hawick's vacancy rate has also decreased to 14%. Hawick has generally experienced declining footfall in recent years and its unit vacancy rate has varied between 12% and 19% since 2009. In planning terms, the Council has responded by allowing a more flexible range of uses via the removal of the Core Activity Area from Hawick through the Town Centre Core Activity Area Pilot Study. On a broader level through a partnership, funding was secured from Historic Environment Scotland (HES) in April 2019 for heritage and conservation-based regeneration activities within Hawick town centre. Funding from HES (£1.315m), the South of Scotland Enterprise (£60k) and the Council (£200k) will run until 31 March 2025. The Council will continue to pay close attention to the position in Hawick, and particular attention will be paid to the High Street.
- 13.3 Galashiels' unit vacancy has remained at 17%. The vacancy rate in the town centre has fluctuated over previous years notably from a high of 19% in winter 2016 to 15% in winter 2017. The performance of the town centre will continue to be monitored closely, particularly the vacant units along Channel Street and the north end of the High Street, and via the Town Centre Core Activity Area Pilot Study.
- 13.4 In other towns, Innerleithen's unit vacancy increased to 18% (original units) and 16% (all units). Innerleithen has witnessed new businesses opening or expanding in the last couple of years. Selkirk's retail unit vacancy rate increased for the third consecutive survey to 18% (original units) and 16% (all units). The Council responded to the challenges in Selkirk by initiating the Selkirk CARS regeneration scheme, which ran into 2018 and included major

public realm improvement works in the Market Square. Despite a vacancy rate increase in the winter 2022 survey, Jedburgh's vacancy rate has decreased by 1% to 15% (original units) and to 13% (all units). The CARS regeneration scheme in Jedburgh ended in 2022.

Eyemouth's vacancy rate has decreased from the summer 2021 and 2022 surveys to 14% (original units) and remained at 11% for all units surveyed. Funding for Eyemouth Harbour Trust for redevelopment of the former disused and dilapidated old fish market and former Maritime Museum, which had been closed for several years, was secured through the Scottish Government's Regeneration Capital Grant Fund (£545k) and the Council (£300k). A new multi-purpose commercial unit and landscaping have been created in this space.

- 13.5 Earlston, Lauder, and West Linton continue to perform well with consistent low vacancy rates. St. Boswells and Tweedbank have no vacancies. Kelso and Peebles, although, still performing well with low vacancy rates, had increased vacancy rates in this audit. Melrose, although, still below the Scottish borders average, has had a vacancy rate of 10% in the last two audits, this is an increase of 4% from winter 2022.
- 13.6 As noted, planning policy is provided by the adopted Local Development Plan and National Planning Framework 4. Future town centre/retail surveys will continue to monitor the impact of the policies set out within the Development Plan matrix.

Appendix 1 – Methodology

The town centre survey covers ground floor town centre units within eighteen Borders settlements and has been carried out on a bi-annual basis since winter 2006. The process for the audit is summarised below:

Data preparation:	Access database set up
	Access database changes, as necessary
	Identification of survey coverage
	Production of town centre survey maps
Survey:	Town centre site visits and surveying with town centre maps
	Recording of data
	Recording of new unit and unit spatial changes
Data update:	Database data entry
	GIS spatial changes
	Run database queries
	Results analysis

Database

The database records the following information for each unit: unique unit reference number; name of the business (if the unit is occupied); description of the business (*e.g.*, bakery, clothes shop, newsagents); full address; use classification; SBC use categorisation; whether the unit is a chain/multiple; unit floorspace data; and whether unit is within a Core Activity Area.

New fields

New fields have been added to the database over time. These have enabled monitoring to extend to cover specific policy areas such as Core Activity Areas, charity shops, long-term vacancies and chain/multiple units. The coverage of the survey can be extended or reduced going forward in line with new trends, which happen to emerge in the future.

Geographic coverage

In 2006 thirteen town centres were surveyed. In addition to these, a second centre for Galashiels was also introduced in 2006. This was included due to the town's substantial retail and commercial developments outside the town centre. In 2007 this surveying was extended to include all eighteen settlements in the Borders with a population greater than 1000. There has been no additional towns added following the publication of census 2021 results.

Central retail districts

The survey covers a single designated central retail district for each town, except Galashiels where both the town centre and a second centre at Wilderhaugh are monitored. Where the town has a designated town centre boundary in the Local Development Plan, this is used as the central retail district boundary. Where no LDP town centre boundary exists, a central retail district (which has no planning status and is only used for retail survey monitoring purposes) covers the parts of the town where retail units are focussed.

In 2006 three settlements (Tweedbank, Earlston and Coldstream) did not have boundaries identified in the Finalised Local Plan. Central retail districts were created for these three settlements following site visits. This was repeated in the 2007 survey for the additional five settlements brought into the survey: Chirnside, Lauder, Newtown St Boswells, St Boswells and West Linton.

In 2016, following the adoption of the Council's Local Development Plan, Hawick's town centre boundary was subject to a significant change, which resulted in a notable extension to the town centre. This resulted in 11 new units being monitored through the retail survey. There was also a minor change in the Garfield Street area, which resulted in two units now sitting outside the town centre. Overall, there was a net increase of 9 units following these changes to the town centre. Minor changes were also made to Galashiels town centre boundary but these did not result in any changes to surveyed units.

Floorspace

Use class 1 & 2 floorspace had been monitored since the summer 2013 survey; from summer 2023 the floorspace being monitored is for use class 1A units only. This data is primarily based on the Assessor's data for the gross floorspace of each unit. The data collected covers use class 1A (shops & professional services) but does not cover use class 3 (food and drink), use class 4 (business), use class 7 (hotels), use class 8 (residential institutions), use class 10 (non-residential institutions) and use class 11 (assembly & leisure). A small proportion of use class 1A units, for which we do not hold assessors data, have a floorspace measurement based on its polygon in the GIS shapefile. A sample of single storey units were examined to establish the relationship between Assessors gross floorspace and unit area as ascertained from the shapefile. A calculation was then made for each of the remaining units using this relationship and other information known about the units (e.g. likely no. floors occupied) to arrive at an estimate for each. Note that this methodology differs to that used for the 2011 Retail Capacity Study.

Appendix 2 – Use Categorisation

Table 1.2: Use class orders included in the survey

<p>Class 1A. Shops and financial, professional and other services</p>	<p>(1) Use — (a) for the retail sale of goods other than hot food, (b) as a post office, (c) for the sale of tickets, (d) as a travel agency, (e) for the sale of cold food for consumption off the premises, (f) for hairdressing, (g) for the direction of funerals, (h) for the display of goods for sale, (i) for the hiring out of domestic or personal goods or articles, (j) as a laundrette or dry cleaners, (k) for the reception of goods to be washed, cleaned or repaired, where the sale, display or service is principally to visiting members of the public. (2) Use for the provision of— (a) financial services, (b) professional services, (c) any other services, which it is appropriate to provide in a shopping area and where the sale, display or service is principally to visiting members of the public. Other examples: supermarket; chemist; auction room; showroom, box office, offices of lawyers, accountants and other professionals (only where there are visiting members of the public); estate agent; health centre; doctors', dentists' or vets' surgery, bank, building society, foreign currency exchange; beautician; nail salon; massage or other therapies;</p>
<p>Class 3. Food and drink</p>	<p>Use - for the sale of food or drink for consumption on the premises. Examples: Cafés; snack bars; restaurants.</p>
<p>Class 4. Business</p>	<p>Use — (a) as an office, other than a use within paragraph 2 of class 1A (financial, professional and other services); (b) for research and development of products or processes; or (c) for any industrial process; being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Examples: Corporate office, research laboratory, government office with no visiting members of the public; manufacturing of goods (not within class 5)</p>
<p>Class 7. Hotels and Hostels</p>	<p>Use as a hotel, boarding house, guest house, or hostel where no significant element of care is provided, other than premises where alcohol (within the meaning given by section 2 of the Licensing Scotland Act 2005) is sold, pursuant to a premises licence issued under that Act to persons other than residents or to persons other than persons consuming.</p>
<p>Class 8. Residential Institutions</p>	<p>Use — (a) for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses);</p>

	(b) as a hospital or nursing home; or (c) as a residential school, college or training centre. Other examples: hospices, boarding schools, care home.
Class 10. Non-residential institutions	Use, not including residential use — (a) as a crèche, day nursery or day centre; (b) for the provision of education; (c) for the display of works of art (otherwise than for sale or hire); (d) as a museum; (e) as a public library or public reading room; (f) as a public hall or exhibition hall; or (g) for, or in connection with, public worship or religious instruction, or the social or recreational activities of a (h) as a law court.
Class 11. Assembly and leisure	Use as — (a) a cinema; (b) a concert hall; (c) a bingo hall or casino; (d) a dance hall or discotheque; or (e) a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorised vehicles or firearms. Examples: amusement arcade; amusement park; bowling alley; break-out rooms; casino; childrens' soft play; pool or snooker hall.

Summary of Sui Generis Uses

Use as an amusement arcade or centre or funfair.

Use as a theatre.

Use for the sale of fuel for motor vehicles

Use for the sale, or display for the sale of motor vehicles.

Use for a taxi business or for the hire of motor vehicles.

Use as a scrap yard or yard for the breaking of motor vehicles.

Use for the storage or distribution of minerals.

Use as a public house.

Use for any work registerable under the Alkali etc. Works Regulations Act 1906.

Use for the sale of hot food for consumption off the premises.

Use as a waste disposal installation for incineration, chemical treatment (as defined in Annex IIA to Directive 75/442/EEC under heading D9), or landfill of waste to which Directive 91/689/EEC applies.

Use as a residential flat.

Use as a betting office

Use as a pay day loan shop.

SBC Categories	Description
0	Financial, professional and other services
1	Food
2	Drink, confectionary and tobacco
3	Clothing and footwear
4	Furniture, floor coverings and textiles
5	Domestic appliances and electrical
6	Hardware and DIY
7	Other non-food
8	Mixed Business
9	Hire and repair
10	Vacant
11	Charity Shop
12	Residential institutions
13	Non-residential institutions
14	Assembly & Leisure
Category X	No longer used for retail

