



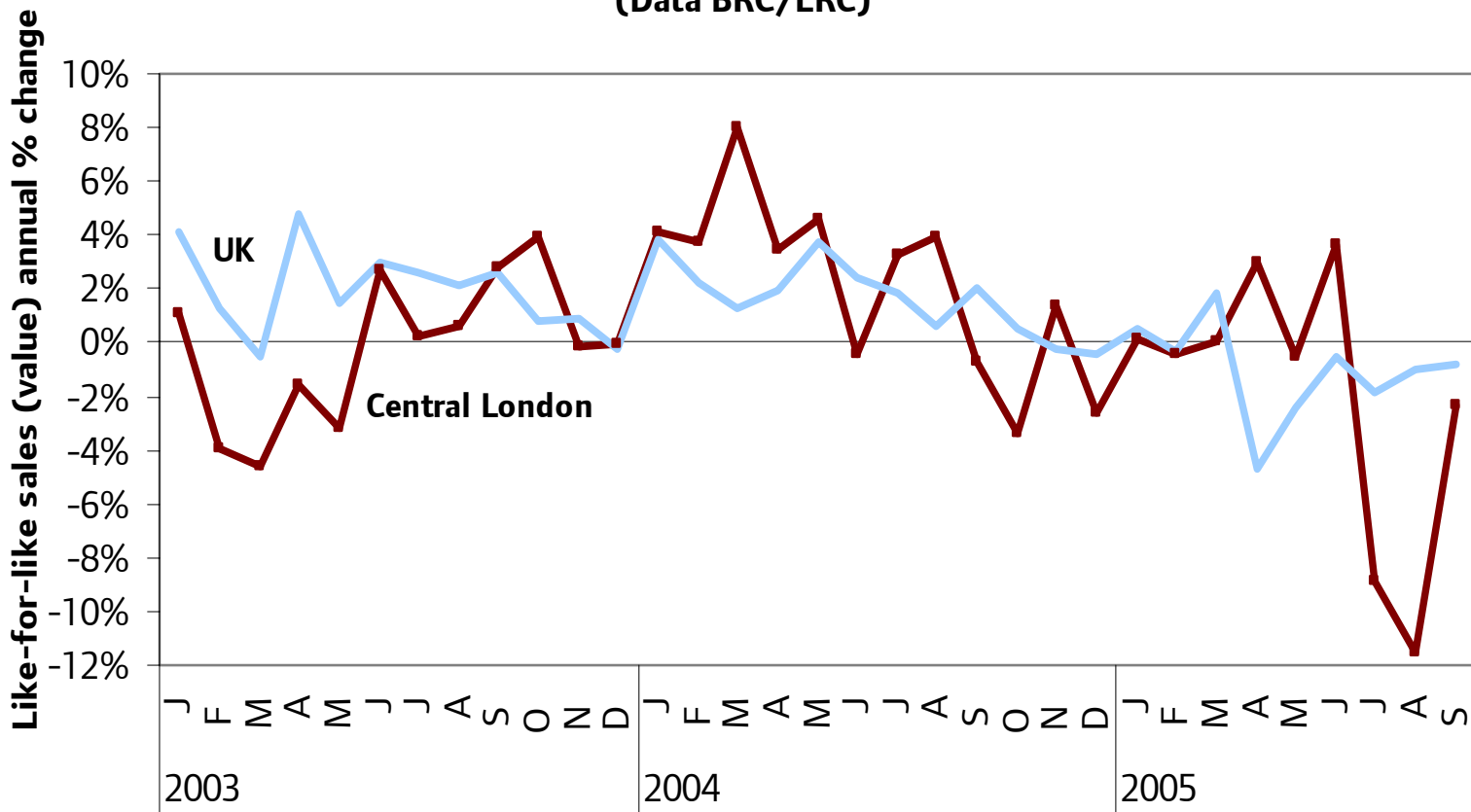
Retail City

Richard Prothero
8 November 2005

West End Witnessed Large Downturn in Retail Sales in August/September

Retail Sales 2003-2005

(Data BRC/LRC)





Reduced Retail Employment in Town Centres

Comparing Comparison Retail Employment 1971 - 2000

12% increase in employment across London,

16% increase in employment in West End,

But....

22% decrease within Town Centres

Smaller Town Centres Lost Most Employment

Comparing Comparison Retail Employment 1971 - 2000

<u>Size of Town Centre 1971</u>	<u>Average Change in Employment 1971 - 2000</u>
'Large' (>29,000 m ²)	- 18 %
'Medium' (17,000 - 29,000 m ²)	- 29%
'Small' (<17,000 m ²)	- 36 %

Outer London Outperformed Inner London

Comparing Comparison Retail Employment 1971 - 2000

London Sub-Region	Change 1971 – 2000 (Town centres + Out of Town)
Inner (Excl. Westminster)	- 11%
Outer	23 %
Total	12 %

Largest Growth in South and West London

Comparing Comparison Retail Employment 1971 - 2000

West London had large increase, partially due to growth of Heathrow.

South London growth was led by Merton, Bromley and Sutton

In North London, employment doubled in Barnet (home of Brent Cross),
but declined in the other three boroughs.

East London witnessed a decline in employment.

London Sub-Region	Change 1971 - 2000
North	15 %
West	38 %
South	25 %
East	- 8 %
Total	12 %