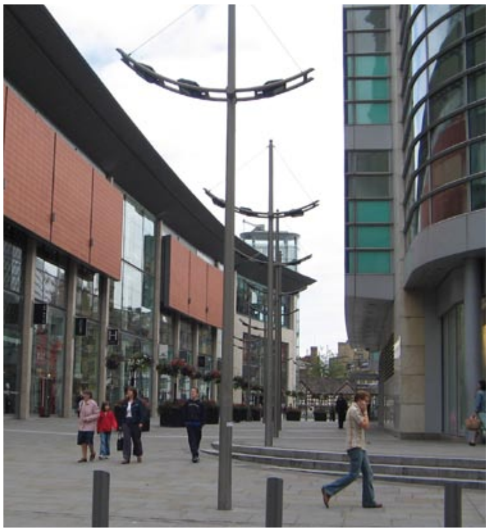
Manchester City Council

Quantative Retail Needs Study
Plans and Appendices
July 2006



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APPENDIX 1

POLICY OVERVIEW

PPS6: Planning for Town Centres, March 2005

1 PPS6 covers town centres and the main town centre uses. It states that the Government's key objective is to promote their vitality and viability by:

- Planning for the growth and development of existing centres; and
- Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.

2 There are other Government objectives which need to be taken into account in the context of the above key objectives, and these are:

- Enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially excluded groups;
- Supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and
- Improving accessibility, ensuring that existing or new development is, or will be, accessible and well served by a choice of means of transport.

3 PPS6 also states that wider Government policy objectives are relevant, insofar as they would not be inconsistent with the key objectives highlighted above. These include promoting social inclusion; regeneration of deprived areas; promoting economic growth; sustainable patterns of development; transport choices; and high quality and inclusive design.

4 PPS6 states that local planning authorities should actively plan for growth and change in town centres over the period of their development plan documents by:

- Selecting appropriate existing centres to accommodate the identified need for growth by:
  - making better use of existing land and buildings, including where appropriate, redevelopment; and
  - where necessary, extending the centre.
- Managing the role and function of existing centres by, for example, promoting and developing a specialist or new role and encouraging specific types of uses in some centres; and
- Planning for new centres of an appropriate scale in areas of significant growth or where there are deficiencies in the existing network of centres.

5 Where possible the guidance states that growth should be accommodated by more efficient use of land and buildings within existing centres. Local planning authorities should aim to increase the density of development, where appropriate. Opportunities within existing centres should be identified for sites suitable for development or redevelopment or where conversions and change of use will be encouraged for specific buildings or areas. Local planning authorities should also seek to ensure that the number and size of sites identified for development or redevelopment are sufficient to meet the scale and type of need identified.

6 Where growth cannot be accommodated in identified existing centres, local planning authorities should plan for the extension of the primary shopping area if there is a need for additional retail provision or, where appropriate, plan for the extension of the town centre to accommodate other main town centre uses.

7 Where existing centres are in decline, PPS6 states that local planning authorities should assess the scope for consolidating and strengthening these centres by seeking to focus a wider range of services there, promote the diversification of uses and improve the environment. Where reversing decline is not possible, local planning authorities should recognise that these centres may need to be reclassified at a lower level within the hierarchy of centres, and reflect this revised status in the policies applied to the area.

8 The statement clarifies that the key tests of need, appropriate scale, impact, sequential approach and accessibility, apply equally to new development, renewal of extant consents, variation of planning conditions and changes of use. In the context of development control, the policy statement requires all applicants to demonstrate appropriate scale and accessibility. Need, sequential and impact tests vary according to the type and location of development.

9 It is not necessary to demonstrate the need for retail proposals within the primary shopping area of a town centre. This is designed to ensure planning constraints on town centre schemes are less onerous. In reality, a need assessment is likely to be required on larger schemes to enable an informed judgement in relation to the scale and impact of development. Need must be demonstrated for any application for a main town centre use, including retail, which would be in an edge-of-centre or out-of-centre location.

10 In terms of the sequential approach, site selection should be applied to all development proposals for sites that are not in an existing centre, nor allocated in an up-to-date development plan document. The sequential approach requires that locations are considered in the following order:

- First, locations in appropriate existing centres where suitable sites or buildings for conversion are, or are likely to become, available within the development plan document period, taking account of an appropriate scale of development in relation to the role and function of the centre;

- Edge-of-centre locations, with preference given to sites that are or will be well connected to the centre;

- Out-of-centre sites, with preference given to sites which are or will be served by a choice of means of transport and which are close to the centre and have a high likelihood of forming links with the centre.

11 Proposals to extend an individual store, in any location, less than 200 sq m gross are exempt from the sequential approach. For larger proposals, PPS6 advises Local Planning Authorities to take into account any ‘genuine difficulties’, which the applicant can demonstrate are likely to occur in operating the applicant’s business model from the sequentially preferable site in terms of scale, format, car parking provision and the scope for disaggregation.

12 PPS6 states that impact assessment should always be undertaken for applications in an edge-of-centre or out-of-centre location and which is not in accordance with a development plan strategy. An application for a significant development in a centre, not in accordance with the development plan strategy, and which would substantially increase the attraction of the centre and could have an impact on other centres, the impact on other centres will also need to be assessed.

13 In terms of the appropriate scale of development, local planning authorities should ensure that the scale of opportunities identified are directly related to the role and function of the centre and its catchment. The aim should be to locate the appropriate type and scale of development in the right type of centre, to ensure that it fits into that centre and that it compliments its role and function in the defined retail hierarchy.

14 The Government continues to seek to reduce the need to travel, to increase the use of public transport, walking and cycling and reduce the reliance on the private car, to facilitate multi purpose journeys and to ensure that everyone has access to a range of facilities. Jobs, shopping, leisure and tourist facilities and a wide range of services should therefore be located in town centres wherever possible and appropriate, taking full advantage of accessibility by public transport.

15 In assembling sites, PPS6 states that in planning for growth in town centres, local planning authorities should allocate sufficient sites to meet the identified need for at least the first five years from the adoption of their development plan documents, although for large town centre schemes a longer period may be appropriate to allow for site assembly. Local planning authorities should consider the scope for site assembly using their compulsory purchase powers, to ensure that suitable sites within or on the edge-of-centres are brought forward for development, including sites that are under-utilised, such as car parks and single storey buildings, which could be redeveloped for multi-storey, mixed use development.

RPG13: Regional Planning Guidance for the North West – March 2003.

16 The Draft Regional Spatial Strategy (RSS) for the North West is expected to be published in early 2006, in the mean time the current Regional Planning Guidance (RPG13) will continue to inform Local Authorities in relation to the spatial strategy for the region.

17 The guidance sets out that the city centres of Liverpool and Manchester/Salford are intentionally recognised as the two Regional Poles which are important centres for shopping, administration, financial services, businesses, heritage, sport, music, leisure and cultural life. In the other parts of Greater Manchester and Merseyside, priority will be given to development, which will enhance the overall quality of life within metropolitan towns and boroughs. Such towns include, Birkenhead, St Helens, Southport, Ashton-under-Lyne, Bolton, Bury, Oldham, Rochdale, Stockport and Wigan.

18 Policy EC8 deals specifically with town centres and recognises the continuing need to protect, sustain and improve all of the town and city centres in the region. This includes the role and function of the two 'Regional Poles' of Manchester/Salford and Liverpool which currently act as the two regional shopping centres. The policy states that development plans, town centre initiatives and other strategies should encourage new retail, leisure and/or mixed-use developments within defined town and city centre boundaries, with retail development directed to primary shopping areas. The sequential approach to site selection and the need for new development will also be required to be demonstrated.

19 The guidance indicates that no need has been identified for new out of centre regional or sub-regional shopping and leisure facilities. It considers that it is not appropriate to redefine existing major out of centre retail centres like the Trafford Centre. The extension or intensification of activities in such locations should be avoided, where it will impact upon existing centres or undermine regeneration priorities.

20 The guidance also seeks to redefine the role of smaller centres that are experiencing economic decline by working with local partners. This is in order to retain community facilities and ensure their continued economic activity.

Manchester City Council – Unitary Development Plan, July 1995

21 The Manchester City Council Unitary Development Plan was formally adopted in July1995, and sets out the Local Planning Authority's policies and proposals for development within the city. The Plan was adopted prior to the publication of PPG6 in 1996, and therefore fails to fully take account of the provisions of the guidance which have subsequently been updated in PPS6.

22 Within the UDPs shopping chapter the plan addresses separately the issues of local and City Centre retailing. Within the City Centre the plan aims, within Policy S1, to ensure that the shopping environment is continually maintained to provide a safe, attractive and accessible environment for all.

23 Since the plan was adopted a number of changes have taken place in respect of the role and function of a number of Manchester's centres. Of significance are the replacements of Beswick as a District Centre with Sport City and Moss Side with Hulme. The UDP regards Manchester's 16 district centres as a major social and economic asset and as a consequence, the Council seeks to ensure they continue to benefit from investment and renewal.

24 The current list of district centres is detailed below.

Cheetham Hill	Fallowfield	Harpurhey	Newton Heath	Rusholme	Wythenshawe
Chorlton	Gorton	Levenshulme	Northenden	Sport City	
Didsbury	Hulme	Longsight	Openshaw	Withington	

25 Policy S1.2 of the plan, seeks to direct investment geared towards improving safety, enhancing environmental quality, tackling traffic problems and increasing economic viability in the centres of Cheetham Hill, Sport City, Gorton, Harpurhey, Levenshulme, Longsight, Newton Heath, Openshaw and Wythenshawe. The UDP clearly recognises that the economic vitality of the District Centres varies widely and there is an obvious need to target particular areas where the current provision is poor or inadequate.

26 Policy S2.3 sets out the role of retail parks in the city. It considers that there is scope for the limited expansion of the two existing non-food retail parks at Queens Road, Cheetham and The Central Retail Park.

APPENDIX 2

NATIONAL RETAIL TRENDS

1. To put our assessment into context, it is relevant to consider the wider economic and social trends likely to influence retailing in Manchester. A number of trends are likely to have a bearing on the future pattern of retail provision in Manchester, and the opportunities arising from development proposals. This Appendix examines key trends and drivers for change in the retail industry. We outline the key national trends in retailing and service provision of relevance to Manchester drawing from a range of published data sources, including research by Verdict Analysis, Mintel and the New Economics Foundation.

i) Income and Expenditure

2. The retail sector has seen significant changes over the last 25 years, which have fundamentally altered the way we shop. One of the main drivers behind change has been the growth in incomes and expenditure. Consumer retail expenditure per head over the last 25-30 years has grown at an average compound rate of about 3% per annum in real terms, but most of this growth has been in comparison goods, with virtually no increase in convenience goods expenditure.

3. Over the last 25-30 years comparison goods expenditure per head has shown growth of nearly 5% per annum in real terms, i.e. an overall increase of over 200% in real terms over the last 25 years. In contrast, convenience goods expenditure per head has increased at less than 1% per annum in real terms. Over the last 15-20 years even stronger growth has occurred, particularly in recent years. Such very strong expenditure growth trends are unlikely to continue, but reasonably strong growth in line with long term trends appears probable over the medium-long term.

4. Strong income and expenditure trends have also affected retailing in another important way – the rise in car ownership and mobility. Over the last 25 years the number of households owning one or more cars has increased from about 55% to about 75%. Equally significant, the number of households with two or more cars has nearly trebled from 11% to 30%. Households are now much more mobile than they used to be and therefore their choices for shopping centres to visit and the distances they can travel are much greater.

ii) Out-of-Town Retailing

5. Over the past 10 years, out-of-town has been the engine of retail growth. While retail sales as a whole increased by 62.1%, sale of out-of-town (OOT) stores grew nearly twice as fast, at 118%. OOT retail parks have provided retailers with larger, lower cost units than in town centre locations and they have used this opportunity to broaden their product offer and drive down prices. It has been a winning formula not just for grocers' superstores and bulky goods retailers but also, if carefully applied, for a growing number of high street retailers.

6. In 2003, however, sales of OOT retail parks grew by 5.5%, the lowest rate ever. While this still significantly outstrips total retail expenditure of 3.7%, it is a significant decline from the 6.2% of 2002. In its brief history, OOT sales growth has always been driven by physical expansion but an

increasingly hard line taken by local authorities as they seek to interpret government policy has cut the number of new parks approved. Planning refusals have become common and this has caused a cutback in new store expansion plans. In 2003 space grew by only 4.4% - the lowest growth rate on record. As a consequence, many OOT retailers are becoming more innovative in store design, in-store merchandising and, in many cases, customer service.

7. Verdict expect OOT retail sales to grow by an average of 5.2% per year over the next five years, a slowdown from 6.7% per year over 1998-2003 as a shortage of new sites and cost increases force retailers to place greater emphasis on improving same store sales, which they expect to increase from 1.4% to 2.4% per year. While lobbying by retailers has been successful in watering down some of the most restrictive elements of the government's original proposals, the latest planning policy statement is still strongly in favour of consolidating retail activity in town centres whenever possible. This will mean that while OOT growth slows down, sales growth in in-town locations will strengthen over the next five years and space will grow slightly on account of major urban renewal schemes.

8. Nevertheless, Verdict expect OOT retail sales to experience an overall growth of 28.9% over the next five years, considerably faster than retail spending as a whole. It is, however, a slower rate than OOT achieved over the past five years because the difficulty of obtaining planning consents will limit new development. Conversely in-town sales will show a faster rate of increase over the forecast period as town centre renewal projects contribute to more robust growth.

9. In terms of individual sectors, Verdict expect DIY to be the fastest growing OOT sector, with sales up 39.2% over the next five years. Clothing and footwear will be the second fastest growing OOT as retailers take up more units on shopping parks to take advantage of more spacious accommodation. General merchandise retailers will also grow strongly (35.4% over the next five years), in particular Argos. This trend is reflected on a number of retail warehouse parks where a number of clothing and general merchandising retailers, including Next, Boots, Gap, Borders, Peacocks and Carphone Warehouse, are becoming increasingly common. Electrical retailers are expected to grow by 35.3% driven by demand for new technologies such as LCD TVs and recordable DVDs.

10. According to Verdict, Grocers' OOT sales will grow more slowly than other sectors but it will remain the largest sector accounting for 65.5% of all OOT sales. This rate of growth is much faster than the 15.4% growth expected in spending on food due to the increasing quantity of space at grocers' large OOT stores devoted to non-food products – where demand is growing more strongly.

iii) Town Centre/High Street Retailing

11. Despite the growth of OOT retailing, high street retailers (including those in shopping centres) clocked up sales of £122.7 billion in 2003 or 49.1% of the money spent by consumers on retail. The High Street's share of all retail spending is only fractionally down on its 50.8% share of 10

years ago. While OOT sales have grown massively and online retailing is also now taking a growing share of the market, it is convenience goods retailers located in the neighbourhood that have born the brunt of this migration of shoppers and not the high street.

12. Deflation has become a major issue for retailers on the high street. In 1993-98, high street retailers experienced average annual inflation selling prices of 2.4%, but over the last five years there has been deflation of 0.7%. Several factors have contributed to deflation, including aggressive price competition from OOT retailers creating a growing price differential with their high street rivals. But OOT competition is not the only explanation; on the high street itself, new low cost retail models such as Primark, Savers and Wilkinson are able to challenge established retailers like M&S, Boots and Woolworths.

13. The High Street has become a high cost location. A shortage of units in prime locations has put upward pressure on already high rents, employment, insurance and distribution/servicing costs are rising, as are tax burdens for retailers signing new leases. Despite these difficulties many high street retailers are thriving. The thrivers (Argos, Debenhams, HMV, John Lewis and Next) have managed to grow sales by 62.8% or £4.2 billion over the last five years, while the strugglers (Bhs, Boots, Dixons, House of Fraser and M&S) have only achieved a 12% or £1.5 billion uplift in sales. The most important ingredient for reinforcing margins appears to be a distinctive product offer.

14. Perhaps the most encouraging indicator of the long term health of the high street is the strong pipeline of new developments over the next five years. As planning consent for OOT sites has become harder to gain, developers have switched their attention back to the city centre. Though 2004 was a relatively quiet year for development after the boom of 2003, there is a strong pipeline of new centres for 2005-2008. Many of these schemes have taken years to receive approval and will provide much needed revitalisation of town and city retail infrastructure, enabling people across the country to benefit from a much richer retail mix.

iv) Number of Shop Units

15. National retail trends indicate a continuing contraction in the number of shop units. Total store numbers in the UK have declined by 11% over the last 10 years. This masks variations in the decline of different types of stores and different locations. With the emergence and growth of superstores during the 1990s, there has been a decline in the number of smaller and more specialist food retailers. The number of food specialists has declined by 19% from 48,301 in 1992 to 39,131 in 2002. Whereas the number of large superstores has increased by 50% from 860 in 1992 to 1,292 in 2002.

16. During 1992-2002 leading supermarket multiples increased their share of the grocery market, as a result of the success of the superstore format. Superstores have grown their market share from 30% in 1992 to just over 40% in 2002.

17. Certain specialists have suffered more than others. The fishmongers share of the total grocery market has declined from 0.5% in 1992 to 0.1% in 2002. Butchers have also lost nearly 2% of their market share, declining from 4.1% to 2.2%. Greengrocers, bakers and other specialists have been slightly more robust, yet all three have lost market share. While local neighbourhood centres will retain a more localised 'top up' role, many are likely to decline irrespective of new development proposals.

v) Retail Polarisation

18. The last few years have seen a sustained fall in the pipeline OOT shopping centre and retail park development. A corresponding resurgence in activity has been mainly concentrated into a few large schemes in dominant regional centres. The top 70 centres in the country now attract over 50% of the country's population for comparison goods shopping. Almost half of the shopping centre floorspace in the pipeline is destined for these same 70 centres which will further reinforce their dominant market share.

19. The growth of multiple traders and increased competition between traders has meant that the retail structure is increasingly dominated by large companies. In tandem with this change has been the desire by multiple traders to occupy larger shop units. Shopping centres which have been able to accommodate this demand for larger sized units (typically 500-2,000 sq m or larger in the largest centres) have grown in importance reinforcing the trend of higher order centres growing in relative importance, i.e. polarisation in the retail hierarchy. The growth in car ownership and mobility, coupled with increased affluence, has led to shoppers travelling greater distances to shop in larger centres with a strong retail offer.

vi) The Internet and Non Store Trading

20. Home shopping (mail order and internet shopping) is the main component of non-store retailing. In total, non-store retailing amounts to about 7% of comparison goods expenditure. Mail order has a long history, and whilst it has suffered to some extent from the rise of the internet, it has evolved and new retailers have entered the market and expanded, such as Next and Marks & Spencer and more recently John Lewis. GUS bought Argos and Homebase and Littlewoods bought Index. These retailers expect home shopping to play an increasing, but supplementary, role to traditional store based shopping.

21. The growth of e-tailing has been phenomenal over the last few years, but from a very small base. Growth rates of 70% per annum were not unusual two years ago, but growth has now come down to about 30% per annum, but this is still a very strong growth rate compared to bricks and mortar retailing. It is estimated that about 5% of retail expenditure is now conducted on the internet, although most foodstore operators have closed their virtual stores or warehouses and operate home deliveries out of existing stores. Books, games, DVD'S/video's and CD's along with finance, insurance and travel services have been the most affected, but small electrical goods, computer

hardware and software, white goods, toys and gifts, and some clothing and footwear could see internet sales take an increasing share of retail spending.

22. It is possible that retail warehouses could suffer proportionately more than town centres, due to the types of goods sold in them, but all centres will be affected to a greater or lesser extent depending on the type of goods they sell and the function they perform. Where town centres adapt, and become more leisure orientated, and retailers increasingly use their shops as showrooms running web sites in parallel, conventional retailing should continue to prosper, but price competition and low inflation/deflation looks likely to be a permanent state of affairs.

23. In the convenience sector it is considered that internet shopping is unlikely to have a significant effect in the future. Although Verdict predict that growth will be fuelled by the increasing savviness of consumers and ordering is speeded up by broadband, overall they forecast that this will not have a significant effect on sales. Verdict predict that on-line grocery sales will increase from £1.4bn in 2001 to £5.3bn by 2007, this will still however only make up 4% of all grocers and food specialist sales.

vii) Convenience Retailers

24. The leading foodstore operators are continuing to innovate to increase their market share. Some have developed smaller store formats such as Tesco Metro and Sainsbury's Local and have been more innovative in their town centre proposals. Discount retailers continue to seek opportunities to expand their networks. There has also been a growth in 'forecourt' retailing, operated either by the large supermarket chains or the major oil companies. These are likely to present opportunities for local neighbourhood convenience facilities serving new and existing communities in the City.

25. In the past five years supermarket multiples have strengthened their hold on the UK grocery market, taking share from most other operators in the process. Independent and smaller chains of grocers and convenience stores have been the key losers and acquisition targets, with 2003 share of the market a mere third of the level in 1998. All food specialists have come under pressure while off-licences have suffered heavily from the growing 'beer, wine and spirits' offer of both major grocers and convenience stores.

26. The growing share of the supermarket multiples has primarily been driven by the performance of four players – Tesco, Asda, Morrisons and the Co-op, which between them have put 9.8% on their combined market shares over this period. These players have emerged as the leading sales winners among UK grocers, while the rest of the market has typically struggled. At a national level the pressure for larger superstores and hypermarkets will continue, although any further proposals for expansion of existing out-of-centre convenience stores must be considered in terms of need, sequential approach and impact.

viii) Convergence of Retail and Leisure

27. Since the mid-1990's, despite higher rents, there has been a steady trend, driven by central government policy, towards building new leisure schemes in town/edge of centre locations. A number of factors have helped drive the growth of leisure venue provision in town and city centres. For example, urban living is back in fashion; town centres can offer consumers a much more vibrant atmosphere in which to eat and drink; and they also offer a much wider choice of leisure venues, allowing more spontaneous decisions. For bars, restaurants and health & fitness clubs, the attraction of the town centre is 'daytime trade', and the ability to capitalise on proximity to businesses and shoppers.

28. This change in location has also been combined with the inclusion of leisure complexes that incorporate both retail and leisure facilities. Leisure facilities can be used as a way of encouraging customers to stay longer and consequently spend more. The Trocadero in London's West End is an example of this, with mainstream retailers such as HMV, Whittards, Sock Shop and Accessorize taking advantage of the high pedestrian flows created by the major leisure attractions such as Funland, the UGC multiplex and Planet Hollywood. Mixed-use retail and leisure development has proved to be a real growth area in town centres.

THE NEXT FIVE YEARS

i) Retail Operating Influences

29. Retail deflationary price pressures are expected to intensify, due to the growth of the internet, competition amongst retailers, globalisation, the strong £ etc. This will force retailers to concentrate on supply chains, cut costs and be more efficient. This will favour the larger retailers who have stronger buying power and encourage take-overs to achieve improved economies of scale, i.e. the larger and stronger multiples will grow larger and stronger.

30. On-line sales will continue growing strongly, as broad band becomes cheaper and more widely used. Traditional catalogue mail order is likely to suffer most, not the high street. Verdict expect that on-line sales will increase 155% (20% pa) over the next five years (2004-2009), whereas total retail spending will increase by 21% (3.9% pa) and mail order spending will increase by 8.7% (1.7% pa). Verdict expect total retail sales to be £317.1 bn in 2009, of which £291.5 bn will be store based and £25.6 bn will be non-store based (on-line, mail order and TV shopping). Interestingly the on-line total is made up of £10.1 bn from bricks and mortar retailers, £3.1 bn from Pure Play internet retailers and £2.5 bn from mail order on-line sales.

ii) Social Influences

31. Verdict expect a continuation of present trends of longer working hours and the decline of the nuclear family, so affecting when spending occurs and on what. They expect further growth in

convenience stores, located near where people live, and work and longer opening hours to cater for longer working hours.

32. Older shoppers have a younger mindset than in the past, are more fashion aware and financially better off as a result of house price growth as well as income growth (but pensions will be a concern). They will have more time to shop, will spend more on DIY and gardening and will expect good customer service. Younger shoppers will have higher University fees to pay, will experience higher housing costs, will spend more on entertainment/leisure and so will have less to spend in the retail sector.

iii) Technological Influences

33. Verdict expect major changes that will affect the supply chain. RFID (radio frequency identification) is a microscopic electronic tag within each product that is set to replace the ageing bar code. This will enable retailers to identify individual articles rather than specific types of products and it does not require contact with a scanner as radio signals can be picked up within a range of about 20 feet. They can also be scanned very quickly and do not require individual scanning.

34. XML (Extensible Mark-up Language) will transmit information between computers and will affect the relationship between retailers and suppliers. This is an improvement over the currently used EDI (electronic data interchange) as computers running different software can communicate with each other. These new technologies will help reduce costs, enhance collaboration between retailers and suppliers, bring new products to the market quicker and improve efficiency.

SUMMARY

35. National retail trends indicate a continued growth in incomes and expenditure, albeit not at such strong levels as in the last 15-20 years. The growth in expenditure is focused on comparison goods with virtually no increase in convenience goods expenditure.

36. Increased car ownership has resulted in greater household mobility and therefore the choices for shopping centres to visit and the distances that can be travelled are much greater. Internet shopping has grown phenomenally in the last few years and looks set to continue in certain sectors, it remains however only a very small percentage of overall spending.

37. Retail planning policy has become much more focused on promoting and protecting town centres. Although new forms of retailing, such as purpose built out-of-centre regional shopping centres, factory outlet centres and retail warehouse parks have emerged, where these are out-of-centre, they are now largely restricted by planning policy.

38. The foodstore operators have continued to evolve their formats and offer. With restrictions on out-of-centre stores growing, and changing socio-economic trends, several large operators have

returned to the high street with small convenience stores. Operators are also seeking to extend their comparison goods offer, turning stores into variety or mini department stores. This trend poses a threat to smaller centres, where the large out-of-centre stores become one stop shopping destinations negating trips to the town centres.

39. There has been a continued polarisation towards larger centres and the provision of larger stores in these larger centres. Where smaller centres have been unable to diversify their offer or create niche markets they have suffered. The focus on urban renewal has increased demand for town centre sites for a wider range of land uses.

APPENDIX 3

CONVENIENCE GOODS CAPACITY MODELLING

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

Table 1
SURVEY AREA POPULATION FORECASTS

Survey Zone	Postcode Sector Groupings	POPULATION 2005	2009	2011	2016	2021
1	M1 1/2/3/4/5/6/7 M2 1/2/3/4/5/6/7 M3 1/2/3/4/5/6/7 M4 1/2/3/4/5/6/7	20,675	21,644	21,946	22,317	22,431
2	M8 0/4/5/8/9	23,801	23,787	23,911	24,277	24,898
3	M9 0/4/5/6/7/8	33,394	33,078	33,006	33,087	33,861
4	M40 0/1/2/3/5/7/8/9	37,139	36,914	36,947	37,145	38,040
5	M11 1/2/3/4	17,317	20,653	22,321	26,491	27,325
6	M12 4/5/6 M13 0/9	34,005	35,303	35,918	37,303	37,534
7	M18 7/8	20,929	20,778	20,770	20,973	21,474
8	M19 2/3	20,100	20,480	20,626	21,056	21,246
9	M14 4/5/6/7	48,501	53,404	55,306	58,157	58,198
10	M15 4/5/6 M16 7	22,068	22,615	22,843	23,318	23,526
11	M16 8 M21 0/7/8/9	36,118	36,411	36,617	36,804	37,374
12	M19 1 M20 1/3/4	35,157	36,707	37,315	38,431	38,750
13	M20 2/5/6	22,851	23,067	23,107	23,043	23,336
14	M22 4/8	14,044	13,940	13,944	13,967	14,309
15	M23 0/1/2/9	30,648	30,302	30,318	30,366	30,910
16	M22 0//1/5/9 M90 1/2/3/4/5	25,483	25,396	25,485	25,841	26,394
17	SK9 1/2/3/4/5/6/7	35,200	35,072	34,900	34,873	34,846
18	WA16 0/6/7/8/9	22,643	22,643	22,643	22,643	22,643
19	WA13 0/9 WA14 1/2/3/4/5 WA15 0/6/7/8/9	76,727	76,561	76,589	76,841	77,093
20	M33 2/3/4/5/6/7	58,060	58,181	58,385	59,098	59,811
21	M16 0/9 M17 1/8 M31 4 M32 0/8/9 M41 0/5/6/7/8/9 M44 5/6	109,531	110,091	110,765	112,689	114,613
22	M27 0/4/5/6/8/9 M28 0/1/2/3/7 M30 0 /7/8/9	111,395	109,538	108,870	107,882	106,894
23	M5 3/4/5 M50 1/2/3 M6 5/6/7/8 M7 1/2/3/4	69,464	68,749	68,591	68,565	68,539
24	M25 0/1/2/3/9 M26 1/2/3/4 M45 6/7/8	86,696	87,761	88,340	89,995	91,650
25	BL0 0/9 BL8 1/2/3/4 BL9 0/5/6/7/8/9	100,509	100,509	100,509	100,509	100,509
26	BB4 4/5/6/7/8/9	40,609	40,494	40,653	40,709	40,765
27	OL13 0/8/9 OL14 5/6/7/8	29,754	29,635	29,669	29,858	30,047
28	OL11 1//2/3/4/5 OL12 0/6/7/8/9 OL15 0/8/9 OL16 1/2/3/4/5	138,597	139,349	140,070	141,816	143,562
29	M24 1/2/4/5/6 OL10 1/2/3/4	75,670	75,810	75,995	76,660	77,325
30	OL1 1/2/3/4 OL2 5/6/7/8 OL4 1/2/3/4/5 OL8 1//2/3/4 OL9 0/6/7/8/9	181,233	180,820	181,040	182,042	183,044
31	M34 2/3/5/6/7 M35 0/9 M43 6/7	91,389	90,954	90,799	90,632	90,465
32	OL5 0/9 OL6 6/7/8/9 OL7 0/9 SK14 1/2/3/4/5/6/8 SK15 1/2/3 SK16 4/5	143,068	143,742	144,099	145,286	146,473
33	SK1 1/2/3/4 SK2 6/7 SK3 0/8/9 SK4 1/2/3/4/5 SK5 6/7/8	117,602	117,602	117,611	118,345	119,079
34	SK7 1/2/3 SK8 1/2/3/4/5/6/7	77,439	75,944	75,171	73,996	72,821
35	SK2 5 SK6 1/2/3/4/6 SK7 4/5	61,415	60,492	60,147	59,566	58,985
TOTAL		2,069,231	2,078,426	2,085,226	2,104,581	2,118,770

Source: Experian 2005

Table 1a
POPULATION GROWTH RATES

Survey Zone	GROWTH RATES 2005-2011 (%)	2005-2016 (%)	2005-2021 (%)
1	6	8	8
2	0	2	5
3	-1	-1	1
4	-1	0	2
5	29	53	58
6	6	10	10
7	-1	0	3
8	3	5	6
9	14	20	20
10	4	6	7
11	1	2	3
12	6	9	10
13	1	1	2
14	-1	-1	2
15	-1	-1	1
16	0	1	4
17	-1	-1	-1
18	0	0	0
19	0	0	0
20	1	2	3
21	1	3	5
22	-2	-3	-4
23	-1	-1	-1
24	2	4	6
25	0	0	0
26	0	0	0
27	0	0	1
28	1	2	4
29	0	1	2
30	0	0	1
31	-1	-1	-1
32	1	2	2
33	0	1	1
34	-3	-4	-6
35	-2	-3	-4
TOTAL	0.8	1.7	2.4

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

TABLE 2
SURVEY AREA RETAIL EXPENDITURE FORECASTS PER CAPITA (2003 prices)

GROWTH IN PER CAPITA RETAIL EXPENDITURE:
Convenience Goods 0.70 %pa 2003-2021
Comparison Goods 4.30 %pa 2003-2021

	CONVENIENCE GOODS							COMPARISON GOODS						
ZONE	2003	2003 Minus SFT	2005	2009	2011	2016	2021	2003	2003 Minus SFT	2005	2009	2011	2016	2021
1	1,810	1,777	1,801	1,852	1,878	1,945	2,014	2,922	2,697	2,934	3,472	3,777	4,662	5,754
2	1,393	1,367	1,386	1,426	1,446	1,497	1,550	2,127	1,963	2,135	2,527	2,749	3,393	4,188
3	1,512	1,484	1,505	1,547	1,569	1,625	1,683	2,077	1,917	2,085	2,468	2,685	3,314	4,090
4	1,543	1,514	1,536	1,579	1,601	1,658	1,717	2,085	1,924	2,093	2,477	2,695	3,326	4,106
5	1,554	1,525	1,547	1,590	1,613	1,670	1,729	2,068	1,909	2,076	2,457	2,673	3,299	4,072
6	1,299	1,275	1,293	1,329	1,348	1,396	1,446	1,907	1,760	1,915	2,266	2,465	3,042	3,755
7	1,502	1,474	1,495	1,537	1,559	1,614	1,671	2,067	1,908	2,075	2,456	2,672	3,298	4,070
8	1,473	1,446	1,466	1,508	1,529	1,583	1,639	2,314	2,136	2,323	2,749	2,991	3,692	4,557
9	1,243	1,220	1,237	1,272	1,290	1,336	1,383	1,925	1,777	1,933	2,287	2,488	3,071	3,791
10	1,577	1,548	1,570	1,614	1,637	1,695	1,755	2,394	2,209	2,404	2,844	3,094	3,819	4,714
11	1,516	1,488	1,509	1,552	1,573	1,629	1,687	2,515	2,321	2,525	2,988	3,251	4,012	4,952
12	1,410	1,384	1,403	1,443	1,463	1,515	1,569	2,145	1,980	2,154	2,549	2,772	3,422	4,224
13	1,641	1,611	1,633	1,679	1,703	1,764	1,826	2,889	2,666	2,900	3,432	3,734	4,609	5,689
14	1,502	1,474	1,495	1,537	1,559	1,614	1,671	2,213	2,042	2,222	2,629	2,860	3,530	4,358
15	1,487	1,459	1,480	1,522	1,543	1,598	1,655	2,079	1,919	2,087	2,470	2,687	3,317	4,094
16	1,434	1,407	1,427	1,468	1,488	1,541	1,596	1,909	1,762	1,917	2,268	2,467	3,045	3,759
17	1,704	1,672	1,696	1,744	1,768	1,831	1,896	2,942	2,715	2,954	3,495	3,803	4,693	5,793
18	1,729	1,697	1,721	1,770	1,794	1,858	1,924	2,986	2,756	2,998	3,548	3,859	4,764	5,880
19	1,662	1,631	1,654	1,701	1,725	1,786	1,849	2,886	2,663	2,897	3,429	3,730	4,604	5,683
20	1,625	1,595	1,617	1,663	1,686	1,746	1,808	2,703	2,495	2,714	3,211	3,494	4,312	5,323
21	1,502	1,474	1,495	1,537	1,559	1,614	1,671	2,330	2,150	2,339	2,768	3,012	3,717	4,588
22	1,523	1,495	1,516	1,559	1,581	1,637	1,695	2,340	2,160	2,349	2,780	3,024	3,733	4,608
23	1,494	1,466	1,487	1,529	1,551	1,606	1,663	2,184	2,016	2,193	2,595	2,823	3,484	4,301
24	1,487	1,459	1,480	1,522	1,543	1,598	1,655	2,376	2,193	2,385	2,823	3,071	3,791	4,679
25	1,500	1,472	1,493	1,535	1,557	1,612	1,669	2,424	2,237	2,434	2,880	3,133	3,867	4,773
26	1,474	1,447	1,467	1,509	1,530	1,584	1,640	2,326	2,147	2,335	2,764	3,006	3,711	4,580
27	1,439	1,412	1,432	1,473	1,493	1,546	1,601	2,183	2,015	2,192	2,594	2,822	3,483	4,299
28	1,413	1,387	1,406	1,446	1,466	1,519	1,572	2,197	2,028	2,206	2,610	2,840	3,505	4,326
29	1,488	1,460	1,481	1,523	1,544	1,599	1,656	2,215	2,044	2,224	2,632	2,863	3,534	4,362
30	1,396	1,370	1,389	1,429	1,449	1,500	1,553	2,116	1,953	2,124	2,514	2,735	3,376	4,167
31	1,480	1,453	1,473	1,515	1,536	1,591	1,647	2,230	2,058	2,239	2,650	2,882	3,558	4,391
32	1,479	1,452	1,472	1,514	1,535	1,589	1,646	2,244	2,071	2,253	2,666	2,900	3,580	4,419
33	1,559	1,530	1,552	1,596	1,618	1,675	1,735	2,463	2,273	2,473	2,926	3,183	3,929	4,850
34	1,618	1,588	1,610	1,656	1,679	1,739	1,801	2,786	2,571	2,797	3,310	3,601	4,445	5,486
35	1,549	1,520	1,542	1,585	1,608	1,665	1,724	2,493	2,301	2,503	2,962	3,222	3,977	4,909

Source : Experian Emarketer (Fine Expenditure Reports 2005)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

TABLE 3
SURVEY AREA RETAIL EXPENDITURE FORECASTS (2003 prices)

	RETAIL EXPENDITURE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2005	2009	2011	2016	2021	2005	2009	2011	2016	2021
ZONE	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)
1	37,245	40,094	41,225	43,410	45,180	60,653	75,141	82,883	104,032	129,062
2	32,999	33,912	34,568	36,343	38,596	50,826	60,113	65,735	82,378	104,283
3	50,254	51,187	51,793	53,763	56,974	69,635	81,627	88,605	109,634	138,488
4	57,036	58,294	59,166	61,594	65,317	77,743	91,445	99,567	123,554	156,178
5	26,784	32,847	35,999	44,241	47,253	35,954	50,745	59,661	87,398	111,271
6	43,964	46,934	48,423	52,075	54,257	65,105	79,988	88,530	113,487	140,945
7	31,287	31,940	32,377	33,854	35,893	43,432	51,028	55,489	69,159	87,404
8	29,468	30,874	31,531	33,331	34,825	46,696	56,306	61,689	77,730	96,806
9	60,003	67,938	71,346	77,687	80,500	93,736	122,142	137,604	178,601	220,602
10	34,637	36,500	37,386	39,518	41,285	53,041	64,325	70,682	89,057	110,901
11	54,497	56,494	57,611	59,961	63,051	91,198	108,801	119,028	147,667	185,091
12	49,338	52,971	54,605	58,234	60,801	75,712	93,548	103,452	131,510	163,671
13	37,322	38,741	39,353	40,637	42,614	66,279	79,177	86,282	106,203	132,752
14	20,995	21,429	21,736	22,545	23,917	31,203	36,653	39,884	49,310	62,355
15	45,359	46,116	46,788	48,526	51,148	63,971	74,849	81,467	100,715	126,538
16	36,370	37,272	37,928	39,823	42,119	48,840	57,601	62,881	78,698	99,216
17	59,698	61,164	61,719	63,861	66,076	103,970	122,592	132,708	163,675	201,868
18	38,965	40,068	40,631	42,073	43,566	67,881	80,331	87,388	107,863	133,136
19	126,920	130,228	132,106	137,245	142,583	222,315	262,521	285,688	353,785	438,110
20	93,903	96,761	98,465	103,205	108,157	157,560	186,848	203,975	254,841	318,346
21	163,741	169,234	172,663	181,897	191,569	256,222	304,767	333,570	418,879	525,850
22	168,855	170,739	172,082	176,572	181,165	261,701	304,538	329,271	402,731	492,540
23	103,290	105,120	106,352	110,085	113,949	152,313	178,394	193,619	238,894	294,756
24	128,310	133,561	136,331	143,815	151,658	206,809	247,747	271,289	341,127	428,796
25	150,053	154,299	156,467	162,020	167,771	244,602	289,466	314,896	388,676	479,744
26	59,576	61,088	62,189	64,485	66,866	94,832	111,908	122,217	151,060	186,711
27	42,614	43,645	44,309	46,174	48,115	65,211	76,863	83,712	103,984	129,160
28	194,915	201,518	205,406	215,348	225,737	305,708	363,743	397,745	497,057	621,072
29	112,067	115,451	117,358	122,587	128,039	168,275	199,508	217,564	270,890	337,261
30	251,809	258,344	262,293	273,105	284,356	385,014	454,593	495,130	614,523	762,682
31	134,619	137,769	139,466	144,151	148,992	204,608	240,983	261,707	322,431	397,244
32	210,601	217,580	221,185	230,922	241,072	322,321	383,237	417,939	520,112	647,221
33	182,478	187,641	190,292	198,276	206,587	290,805	344,144	374,405	465,013	577,526
34	124,706	125,759	126,228	128,665	131,116	216,603	251,383	270,683	328,882	399,494
35	94,684	95,900	96,692	99,157	101,675	153,716	179,176	193,805	236,903	289,558
TOTAL	3,089,361	3,189,412	3,244,068	3,389,182	3,532,778	4,854,489	5,766,231	6,290,751	7,830,461	9,726,637

SOURCE: Table 1, Experian Business Solutions Growth Rates and Expenditure Data for Manchester

NOTES: Special Forms of trading removed : -

i) Convenience goods 0.9%

ii) Comparison goods 6.4%

TABLE 3A
INNER SURVEY ZONES RETAIL EXPENDITURE FORECASTS (2003 prices)

		CONVENIENCE GOODS EXPENDITURE				
		2005	2009	2011	2016	2021
LSSAs	ZONES	(£000)	(£000)	(£000)	(£000)	(£000)
Northern	2, 3	83,252	85,099	86,361	90,106	95,570
Eastern	4,5 & 7	115,107	123,082	127,542	139,688	148,464
Central East	6, 8	73,432	77,809	79,954	85,406	89,082
Central West	9, 10, 12 & 13	181,300	196,149	202,690	216,075	225,200
Western	11	54,497	56,494	57,611	59,961	63,051
Southern	14,15 & 16	102,724	104,817	106,453	110,893	117,183
City	1	37,245	40,094	41,225	43,410	45,180
TOTAL		647,558	683,543	701,835	745,540	783,730

MANCHESTER CITY COUNCIL
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CONVENIENCE GOODS

TABLE 4
CONVENIENCE GOODS ALLOCATION - % MARKET SHARE 2005

	Survey Zones																																		
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)	8 (%)	9 (%)	10 (%)	11 (%)	12 (%)	13 (%)	14 (%)	15 (%)	16 (%)	17 (%)	18 (%)	19 (%)	20 (%)	21 (%)	22 (%)	23 (%)	24 (%)	25 (%)	26 (%)	27 (%)	28 (%)	29 (%)	30 (%)	31 (%)	32 (%)	33 (%)	34 (%)	35 (%)
Northern																																			
Cheetham Hill	3	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	2	15	66	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	4	0	0	0	0	0	0
Sainsbury, Higher Blackley	1	13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	0	0	9	0	0	0	0	0	0
Northern Market Share	**5**	**54**	**67**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**1**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																																			
Newton Heath	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Openshaw	0	0	1	0	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0
Gorton	0	0	0	0	0	2	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Sportcity	14	7	6	14	40	8	28	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	1	0	1	1
Eastern Market Share	**14**	**7**	**7**	**20**	**45**	**10**	**53**	**3**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**7**	**1**	**1**	**1**	**1**
Central Eastern																																			
Longsight	3	0	0	0	1	65	4	20	8	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Levenshulme	0	1	0	0	1	2	1	19	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Central Eastern Market Share	**3**	**1**	**0**	**0**	**2**	**67**	**4**	**39**	**9**	**1**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Central Western																																			
Hulme	5	0	0	0	0	1	0	1	26	58	18	9	1	0	1	0	0	0	0	1	3	0	0	0	1	1	0	2	0	0	1	0	0	0	0
Rusholme	0	0	0	0	0	2	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Fallowfield	0	0	0	0	0	1	0	4	21	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Withington	0	0	0	0	0	0	0	0	1	2	0	9	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disbury	0	0	0	0	0	0	0	1	1	0	1	5	22	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tesco, East Didsbury	1	0	0	0	0	1	0	5	4	0	3	27	45	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	3	0
Fallowfield Retail Park	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Western Market Share	**5**	**0**	**0**	**0**	**0**	**4**	**1**	**13**	**62**	**60**	**25**	**54**	**71**	**2**	**2**	**0**	**0**	**0**	**1**	**1**	**3**	**1**	**0**	**0**	**1**	**1**	**0**	**2**	**0**	**1**	**1**	**0**	**7**	**3**	**0**
Western																																			
Chorlton	0	0	0	0	0	0	0	0	1	3	31	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Western Market Share	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**31**	**1**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Southern																																			
Wythenshawe	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	25	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Northenden	2	0	0	0	0	1	0	0	1	0	0	0	0	33	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	1	1	3	0	0	27	53	17	0	1	21	9	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Southern Market Share	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**3**	**0**	**0**	**65**	**57**	**43**	**0**	**1**	**21**	**9**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
TOTAL LOCAL SHOPPING AREAS	**30**	**62**	**74**	**39**	**47**	**82**	**59**	**55**	**73**	**64**	**60**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**7**	**2**	**8**	**5**	**1**
Manchester City Centre	**24**	**3**	**2**	**1**	**2**	**3**	**1**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
LSA & CITY CENTRE	**54**	**65**	**77**	**40**	**49**	**84**	**60**	**57**	**76**	**65**	**61**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**9**	**2**	**8**	**6**	**1**
OTHER CENTRE/STORES	**46.1**	**34.7**	**23.3**	**60.4**	**51.3**	**15.5**	**40.0**	**42.9**	**24.3**	**34.7**	**39.3**	**36.8**	**26.7**	**32.1**	**40.3**	**56.3**	**99.6**	**98.9**	**78.6**	**90.1**	**95.9**	**98.4**	**94.7**	**98.7**	**99.0**	**95.8**	**98.6**	**97.3**	**86.9**	**98.7**	**91.1**	**98.3**	**91.9**	**94.3**	**98.8**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 5
CONVENIENCE GOODS ALLOCATION - % MARKET SHARE 2009

	Survey Zones																																		
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)	8 (%)	9 (%)	10 (%)	11 (%)	12 (%)	13 (%)	14 (%)	15 (%)	16 (%)	17 (%)	18 (%)	19 (%)	20 (%)	21 (%)	22 (%)	23 (%)	24 (%)	25 (%)	26 (%)	27 (%)	28 (%)	29 (%)	30 (%)	31 (%)	32 (%)	33 (%)	34 (%)	35 (%)
Northern																																			
Cheetham Hill	3	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	2	15	66	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	4	0	0	0	0	0	0
Sainsbury, Higher Blackley	1	13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	0	0	9	0	0	0	0	0	0
Northern Market Share	**5**	**54**	**67**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**1**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																																			
Newton Heath	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Openshaw	0	0	1	0	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0
Gorton	0	0	0	0	0	2	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Sportcity	14	7	6	14	40	8	28	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	1	0	1	1
Eastern Market Share	**14**	**7**	**7**	**20**	**45**	**10**	**53**	**3**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**7**	**1**	**1**	**1**	**1**
Central Eastern																																			
Longsight	3	0	0	0	1	65	4	20	8	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Levenshulme	0	1	0	0	1	2	1	19	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Central Eastern Market Share	**3**	**1**	**0**	**0**	**2**	**67**	**4**	**39**	**9**	**1**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Central Western																																			
Hulme	5	0	0	0	0	1	0	1	26	58	18	9	1	0	1	0	0	0	0	1	3	0	0	0	1	1	0	2	0	0	1	0	0	0	0
Rusholme	0	0	0	0	0	2	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Fallowfield	0	0	0	0	0	1	0	4	21	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Withington	0	0	0	0	0	0	0	0	1	2	0	9	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disbury	0	0	0	0	0	0	0	1	1	0	1	5	22	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tesco, East Didsbury	1	0	0	0	0	1	0	5	4	0	3	27	45	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	3	0
Fallowfield Retail Park	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Western Market Share	**5**	**0**	**0**	**0**	**0**	**4**	**1**	**13**	**62**	**60**	**25**	**54**	**71**	**2**	**2**	**0**	**0**	**0**	**1**	**1**	**3**	**1**	**0**	**0**	**1**	**1**	**0**	**2**	**0**	**1**	**1**	**0**	**7**	**3**	**0**
Western																																			
Chorlton	0	0	0	0	0	0	0	0	1	3	31	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Western Market Share	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**31**	**1**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Southern																																			
Wythenshawe	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	25	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Northenden	2	0	0	0	0	1	0	0	1	0	0	0	0	33	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	1	1	3	0	0	27	53	17	0	1	21	9	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Southern Market Share	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**3**	**0**	**0**	**65**	**57**	**43**	**0**	**1**	**21**	**9**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
TOTAL LOCAL SHOPPING AREAS	**30**	**62**	**74**	**39**	**47**	**82**	**59**	**55**	**73**	**64**	**60**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**7**	**2**	**8**	**5**	**1**
Manchester City Centre	**24**	**3**	**2**	**1**	**2**	**3**	**1**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
LSA & CITY CENTRE	**54**	**65**	**77**	**40**	**49**	**84**	**60**	**57**	**76**	**65**	**61**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**9**	**2**	**8**	**6**	**1**
OTHER CENTRE/STORES	**46.1**	**34.7**	**23.3**	**60.4**	**51.3**	**15.5**	**40.0**	**42.9**	**24.3**	**34.7**	**39.3**	**36.8**	**26.7**	**32.1**	**40.3**	**56.3**	**99.6**	**98.9**	**78.6**	**90.1**	**95.9**	**98.4**	**94.7**	**98.7**	**99.0**	**95.8**	**98.6**	**97.3**	**86.9**	**98.7**	**91.1**	**98.3**	**91.9**	**94.3**	**98.8**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 6
CONVENIENCE GOODS ALLOCATION - % MARKET SHARE 2011

	Survey Zones																																		
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)	8 (%)	9 (%)	10 (%)	11 (%)	12 (%)	13 (%)	14 (%)	15 (%)	16 (%)	17 (%)	18 (%)	19 (%)	20 (%)	21 (%)	22 (%)	23 (%)	24 (%)	25 (%)	26 (%)	27 (%)	28 (%)	29 (%)	30 (%)	31 (%)	32 (%)	33 (%)	34 (%)	35 (%)
Northern																																			
Cheetham Hill	3	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	2	15	66	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	4	0	0	0	0	0	0
Sainsbury, Higher Blackley	1	13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	0	0	9	0	0	0	0	0	0
Northern Market Share	**5**	**54**	**67**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**1**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																																			
Newton Heath	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Openshaw	0	0	1	0	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0
Gorton	0	0	0	0	0	2	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Sportcity	14	7	6	14	40	8	28	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	1	0	1	1
Eastern Market Share	**14**	**7**	**7**	**20**	**45**	**10**	**53**	**3**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**7**	**1**	**1**	**1**	**1**
Central Eastern																																			
Longsight	3	0	0	0	1	65	4	20	8	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Levenshulme	0	1	0	0	1	2	1	19	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Central Eastern Market Share	**3**	**1**	**0**	**0**	**2**	**67**	**4**	**39**	**9**	**1**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Central Western																																			
Hulme	5	0	0	0	0	1	0	1	26	58	18	9	1	0	1	0	0	0	0	1	3	0	0	0	1	1	0	2	0	0	1	0	0	0	0
Rusholme	0	0	0	0	0	2	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Fallowfield	0	0	0	0	0	1	0	4	21	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Withington	0	0	0	0	0	0	0	0	1	2	0	9	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disbury	0	0	0	0	0	0	0	1	1	0	1	5	22	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tesco, East Didsbury	1	0	0	0	0	1	0	5	4	0	3	27	45	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	3	0
Fallowfield Retail Park	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Western Market Share	**5**	**0**	**0**	**0**	**0**	**4**	**1**	**13**	**62**	**60**	**25**	**54**	**71**	**2**	**2**	**0**	**0**	**0**	**1**	**1**	**3**	**1**	**0**	**0**	**1**	**1**	**0**	**2**	**0**	**1**	**1**	**0**	**7**	**3**	**0**
Western																																			
Chorlton	0	0	0	0	0	0	0	0	1	3	31	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Western Market Share	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**31**	**1**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Southern																																			
Wythenshawe	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	25	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Northenden	2	0	0	0	0	1	0	0	1	0	0	0	0	33	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	1	1	3	0	0	27	53	17	0	1	21	9	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Southern Market Share	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**3**	**0**	**0**	**65**	**57**	**43**	**0**	**1**	**21**	**9**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
TOTAL LOCAL SHOPPING AREAS	**30**	**62**	**74**	**39**	**47**	**82**	**59**	**55**	**73**	**64**	**60**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**7**	**2**	**8**	**5**	**1**
Manchester City Centre	**24**	**3**	**2**	**1**	**2**	**3**	**1**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
LSA & CITY CENTRE	**54**	**65**	**77**	**40**	**49**	**84**	**60**	**57**	**76**	**65**	**61**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**9**	**2**	**8**	**6**	**1**
OTHER CENTRE/STORES	**46.1**	**34.7**	**23.3**	**60.4**	**51.3**	**15.5**	**40.0**	**42.9**	**24.3**	**34.7**	**39.3**	**36.8**	**26.7**	**32.1**	**40.3**	**56.3**	**99.6**	**98.9**	**78.6**	**90.1**	**95.9**	**98.4**	**94.7**	**98.7**	**99.0**	**95.8**	**98.6**	**97.3**	**86.9**	**98.7**	**91.1**	**98.3**	**91.9**	**94.3**	**98.8**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 6A
CONVENIENCE GOODS ALLOCATION - % MARKET SHARE 2011
IMPACT ASSESSMENT WITH NEW FOODSTORE AT GORTON

																Survey Zones																			
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)	8 (%)	9 (%)	10 (%)	11 (%)	12 (%)	13 (%)	14 (%)	15 (%)	16 (%)	17 (%)	18 (%)	19 (%)	20 (%)	21 (%)	22 (%)	23 (%)	24 (%)	25 (%)	26 (%)	27 (%)	28 (%)	29 (%)	30 (%)	31 (%)	32 (%)	33 (%)	34 (%)	35 (%)
Northern																																			
Cheetham Hill	3	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	2	15	66	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	4	0	0	0	0	0	0
Sainsbury, Higher Blackley	1	13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	0	0	9	0	0	0	0	0	0
Northern Market Share	**5**	**54**	**67**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**1**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																																			
Newton Heath	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Openshaw	0	0	1	0	4	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0
Gorton	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
New food store Gorton	0	0	0	0	14	10	48	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	1	0	0
Sportcity	14	7	6	14	32	6	16	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	1	0	1	1
Eastern Market Share	**14**	**7**	**7**	**20**	**50**	**16**	**81**	**32**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**10**	**1**	**2**	**1**	**1**
Central Eastern																																			
Longsight	3	0	0	0	1	58	2	17	8	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Levenshulme	0	1	0	0	1	1	1	12	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Central Eastern Market Share	**3**	**1**	**0**	**0**	**2**	**59**	**3**	**29**	**9**	**1**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Central Western																																			
Hulme	5	0	0	0	0	1	0	1	26	58	18	9	1	0	1	0	0	0	0	1	3	0	0	0	1	1	0	2	0	0	1	0	0	0	0
Rusholme	0	0	0	0	0	2	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Fallowfield	0	0	0	0	0	1	0	4	21	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Withington	0	0	0	0	0	0	0	0	1	2	0	9	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disbury	0	0	0	0	0	0	0	1	1	0	1	5	22	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tesco, East Didsbury	1	0	0	0	0	1	0	5	4	0	3	27	45	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	3	0
Fallowfield Retail Park	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Western Market Share	**5**	**0**	**0**	**0**	**0**	**4**	**1**	**13**	**62**	**60**	**25**	**54**	**71**	**2**	**2**	**0**	**0**	**0**	**1**	**1**	**3**	**1**	**0**	**0**	**1**	**1**	**0**	**2**	**0**	**1**	**1**	**0**	**7**	**3**	**0**
Western																																			
Chorlton	0	0	0	0	0	0	0	0	1	3	31	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Western Market Share	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**31**	**1**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Southern																																			
Wythenshawe	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	25	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Northenden	2	0	0	0	0	1	0	0	1	0	0	0	0	33	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	1	1	3	0	0	27	53	17	0	1	21	9	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Southern Market Share	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**3**	**0**	**0**	**65**	**57**	**43**	**0**	**1**	**21**	**9**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
TOTAL LOCAL SHOPPING AREAS	**30**	**62**	**74**	**39**	**52**	**80**	**85**	**74**	**73**	**64**	**60**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**11**	**2**	**9**	**5**	**1**
Manchester City Centre	**24**	**3**	**2**	**1**	**2**	**3**	**1**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
LSA & CITY CENTRE	**54**	**65**	**77**	**40**	**54**	**82**	**87**	**76**	**76**	**65**	**61**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**12**	**2**	**9**	**6**	**1**
OTHER CENTRE/STORES	**46.1**	**34.7**	**23.3**	**60.4**	**46.4**	**17.6**	**13.5**	**24.2**	**24.3**	**34.7**	**39.3**	**36.8**	**26.7**	**32.1**	**40.3**	**56.3**	**99.6**	**98.9**	**78.6**	**90.1**	**95.9**	**98.4**	**94.7**	**98.7**	**99.0**	**95.8**	**98.6**	**97.3**	**86.9**	**98.7**	**88.0**	**98.3**	**90.8**	**94.3**	**98.8**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 6B
CONVENIENCE GOODS ALLOCATION - % MARKET SHARE 2011
IMPACT ASSESSMENT WITH NEW FOODSTORE AT GORTON & OPENSHAW

	Survey Zones 1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)	8 (%)	9 (%)	10 (%)	11 (%)	12 (%)	13 (%)	14 (%)	15 (%)	16 (%)	17 (%)	18 (%)	19 (%)	20 (%)	21 (%)	22 (%)	23 (%)	24 (%)	25 (%)	26 (%)	27 (%)	28 (%)	29 (%)	30 (%)	31 (%)	32 (%)	33 (%)	34 (%)	35 (%)
Northern																																			
Cheetham Hill	3	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	2	15	66	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	4	0	0	0	0	0	0
Sainsbury, Higher Blackley	1	13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	0	0	9	0	0	0	0	0	0
Northern Market Share	**5**	**54**	**67**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**1**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																																			
Newton Heath	0	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Openshaw	0	0	1	0	3	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0
New foodstore Openshaw	0	0	0	7	40	12	20	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0
Gorton	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
New food store Gorton	0	0	0	0	9	9	42	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	1	0	0
Sportcity	14	7	6	12	30	4	14	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	1	0	1	1
Eastern Market Share	**14**	**7**	**7**	**23**	**82**	**25**	**86**	**38**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**13**	**1**	**2**	**1**	1
Central Eastern																																			
Longsight	3	0	0	0	1	48	1	15	8	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Levenshulme	0	1	0	0	1	1	0	10	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Central Eastern Market Share	**3**	**1**	**0**	**0**	**2**	**49**	**1**	**25**	**9**	**1**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Central Western																																			
Hulme	5	0	0	0	0	1	0	1	26	58	18	9	1	0	1	0	0	0	0	1	3	0	0	0	1	1	0	2	0	0	1	0	0	0	0
Rusholme	0	0	0	0	0	2	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Fallowfield	0	0	0	0	0	1	0	4	21	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Withington	0	0	0	0	0	0	0	0	1	2	0	9	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disbury	0	0	0	0	0	0	0	1	1	0	1	5	22	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tesco, East Didsbury	1	0	0	0	0	1	0	5	4	0	3	27	45	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	3	0
Fallowfield Retail Park	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Western Market Share	**5**	**0**	**0**	**0**	**0**	**4**	**1**	**13**	**62**	**60**	**25**	**54**	**71**	**2**	**2**	**0**	**0**	**0**	**1**	**1**	**3**	**1**	**0**	**0**	**1**	**1**	**0**	**2**	**0**	**1**	**1**	**0**	**7**	**3**	**0**
Western																																			
Chorlton	0	0	0	0	0	0	0	0	1	3	31	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Western Market Share	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**31**	**1**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Southern																																			
Wythenshawe	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	25	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Northenden	2	0	0	0	0	1	0	0	1	0	0	0	0	33	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	1	1	3	0	0	27	53	17	0	1	21	9	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Southern Market Share	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**3**	**0**	**0**	**65**	**57**	**43**	**0**	**1**	**21**	**9**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
TOTAL LOCAL SHOPPING AREAS	**30**	**62**	**74**	**39**	**84**	**79**	**88**	**76**	**73**	**64**	**60**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**4**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**13**	**2**	**9**	**5**	**1**
Manchester City Centre	**24**	**3**	**2**	**1**	**2**	**3**	**1**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
LSA & CITY CENTRE	**54**	**65**	**77**	**40**	**86**	**82**	**89**	**78**	**76**	**65**	**61**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**15**	**2**	**9**	**6**	**1**
OTHER CENTRE/STORES	**46.1**	**34.7**	**23.3**	**60.2**	**14.4**	**18.5**	**10.6**	**22.1**	**24.3**	**34.7**	**39.3**	**36.8**	**26.7**	**32.1**	**40.3**	**56.3**	**99.6**	**98.9**	**78.6**	**90.1**	**95.9**	**98.4**	**95.3**	**98.7**	**99.0**	**95.8**	**98.6**	**97.3**	**86.9**	**98.7**	**85.0**	**98.3**	**90.8**	**94.3**	**98.8**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 7
CONVENIENCE GOODS ALLOCATION - % MARKET SHARE 2016

	Survey Zones																																		
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)	8 (%)	9 (%)	10 (%)	11 (%)	12 (%)	13 (%)	14 (%)	15 (%)	16 (%)	17 (%)	18 (%)	19 (%)	20 (%)	21 (%)	22 (%)	23 (%)	24 (%)	25 (%)	26 (%)	27 (%)	28 (%)	29 (%)	30 (%)	31 (%)	32 (%)	33 (%)	34 (%)	35 (%)
Northern																																			
Cheetham Hill	3	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	2	15	66	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	4	0	0	0	0	0	0
Sainsbury, Higher Blackley	1	13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	0	0	9	0	0	0	0	0	0
Northern Market Share	**5**	**54**	**67**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**1**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																																			
Newton Heath	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Openshaw	0	0	1	0	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0
Gorton	0	0	0	0	0	2	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Sportcity	14	7	6	14	40	8	28	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	1	0	1	1
Eastern Market Share	**14**	**7**	**7**	**20**	**45**	**10**	**53**	**3**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**7**	**1**	**1**	**1**	**1**
Central Eastern																																			
Longsight	3	0	0	0	1	65	4	20	8	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Levenshulme	0	1	0	0	1	2	1	19	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Central Eastern Market Share	**3**	**1**	**0**	**0**	**2**	**67**	**4**	**39**	**9**	**1**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Central Western																																			
Hulme	5	0	0	0	0	1	0	1	26	58	18	9	1	0	1	0	0	0	0	1	3	0	0	0	1	1	0	2	0	0	1	0	0	0	0
Rusholme	0	0	0	0	0	2	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Fallowfield	0	0	0	0	0	1	0	4	21	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Withington	0	0	0	0	0	0	0	0	1	2	0	9	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disbury	0	0	0	0	0	0	0	1	1	0	1	5	22	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tesco, East Didsbury	1	0	0	0	0	1	0	5	4	0	3	27	45	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	3	0
Fallowfield Retail Park	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Western Market Share	**5**	**0**	**0**	**0**	**0**	**4**	**1**	**13**	**62**	**60**	**25**	**54**	**71**	**2**	**2**	**0**	**0**	**0**	**1**	**1**	**3**	**1**	**0**	**0**	**1**	**1**	**0**	**2**	**0**	**1**	**1**	**0**	**7**	**3**	**0**
Western																																			
Chorlton	0	0	0	0	0	0	0	0	1	3	31	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Western Market Share	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**31**	**1**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Southern																																			
Wythenshawe	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	25	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Northenden	2	0	0	0	0	1	0	0	1	0	0	0	0	33	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	1	1	3	0	0	27	53	17	0	1	21	9	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Southern Market Share	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**3**	**0**	**0**	**65**	**57**	**43**	**0**	**1**	**21**	**9**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
TOTAL LOCAL SHOPPING AREAS	**30**	**62**	**74**	**39**	**47**	**82**	**59**	**55**	**73**	**64**	**60**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**7**	**2**	**8**	**5**	**1**
Manchester City Centre	**24**	**3**	**2**	**1**	**2**	**3**	**1**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
LSA & CITY CENTRE	**54**	**65**	**77**	**40**	**49**	**84**	**60**	**57**	**76**	**65**	**61**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**9**	**2**	**8**	**6**	**1**
OTHER CENTRE/STORES	**46.1**	**34.7**	**23.3**	**60.4**	**51.3**	**15.5**	**40.0**	**42.9**	**24.3**	**34.7**	**39.3**	**36.8**	**26.7**	**32.1**	**40.3**	**56.3**	**99.6**	**98.9**	**78.6**	**90.1**	**95.9**	**98.4**	**94.7**	**98.7**	**99.0**	**95.8**	**98.6**	**97.3**	**86.9**	**98.7**	**91.1**	**98.3**	**91.9**	**94.3**	**98.8**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 8
CONVENIENCE GOODS ALLOCATION - % MARKET SHARE 2021

	Survey Zones																																		
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)	6 (%)	7 (%)	8 (%)	9 (%)	10 (%)	11 (%)	12 (%)	13 (%)	14 (%)	15 (%)	16 (%)	17 (%)	18 (%)	19 (%)	20 (%)	21 (%)	22 (%)	23 (%)	24 (%)	25 (%)	26 (%)	27 (%)	28 (%)	29 (%)	30 (%)	31 (%)	32 (%)	33 (%)	34 (%)	35 (%)
Northern																																			
Cheetham Hill	3	25	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	2	15	66	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	0	4	0	0	0	0	0	0
Sainsbury, Higher Blackley	1	13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	0	0	9	0	0	0	0	0	0
Northern Market Share	**5**	**54**	**67**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**1**	**0**	**1**	**1**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																																			
Newton Heath	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
Openshaw	0	0	1	0	5	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0
Gorton	0	0	0	0	0	2	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Sportcity	14	7	6	14	40	8	28	3	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	1	0	1	1
Eastern Market Share	**14**	**7**	**7**	**20**	**45**	**10**	**53**	**3**	**0**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**7**	**1**	**1**	**1**	**1**
Central Eastern																																			
Longsight	3	0	0	0	1	65	4	20	8	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
Levenshulme	0	1	0	0	1	2	1	19	1	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Central Eastern Market Share	**3**	**1**	**0**	**0**	**2**	**67**	**4**	**39**	**9**	**1**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**1**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Central Western																																			
Hulme	5	0	0	0	0	1	0	1	26	58	18	9	1	0	1	0	0	0	0	1	3	0	0	0	1	1	0	2	0	0	1	0	0	0	0
Rusholme	0	0	0	0	0	2	1	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
Fallowfield	0	0	0	0	0	1	0	4	21	0	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Withington	0	0	0	0	0	0	0	0	1	2	0	9	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disbury	0	0	0	0	0	0	0	1	1	0	1	5	22	1	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tesco, East Didsbury	1	0	0	0	0	1	0	5	4	0	3	27	45	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	3	0
Fallowfield Retail Park	0	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central Western Market Share	**5**	**0**	**0**	**0**	**0**	**4**	**1**	**13**	**62**	**60**	**25**	**54**	**71**	**2**	**2**	**0**	**0**	**0**	**1**	**1**	**3**	**1**	**0**	**0**	**1**	**1**	**0**	**2**	**0**	**1**	**1**	**0**	**7**	**3**	**0**
Western																																			
Chorlton	0	0	0	0	0	0	0	0	1	3	31	1	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Western Market Share	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**31**	**1**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Southern																																			
Wythenshawe	0	0	0	0	0	0	0	0	0	0	0	0	0	5	3	25	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Northenden	2	0	0	0	0	1	0	0	1	0	0	0	0	33	2	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	1	1	3	0	0	27	53	17	0	1	21	9	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Southern Market Share	**2**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**1**	**3**	**0**	**0**	**65**	**57**	**43**	**0**	**1**	**21**	**9**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**
TOTAL LOCAL SHOPPING AREAS	**30**	**62**	**74**	**39**	**47**	**82**	**59**	**55**	**73**	**64**	**60**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**7**	**2**	**8**	**5**	**1**
Manchester City Centre	**24**	**3**	**2**	**1**	**2**	**3**	**1**	**2**	**3**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**
LSA & CITY CENTRE	**54**	**65**	**77**	**40**	**49**	**84**	**60**	**57**	**76**	**65**	**61**	**63**	**73**	**68**	**60**	**44**	**0**	**1**	**21**	**10**	**4**	**2**	**5**	**1**	**1**	**4**	**1**	**3**	**13**	**1**	**9**	**2**	**8**	**6**	**1**
OTHER CENTRE/STORES	**46.1**	**34.7**	**23.3**	**60.4**	**51.3**	**15.5**	**40.0**	**42.9**	**24.3**	**34.7**	**39.3**	**36.8**	**26.7**	**32.1**	**40.3**	**56.3**	**99.6**	**98.9**	**78.6**	**90.1**	**95.9**	**98.4**	**94.7**	**98.7**	**99.0**	**95.8**	**98.6**	**97.3**	**86.9**	**98.7**	**91.1**	**98.3**	**91.9**	**94.3**	**98.8**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 9
CONVENIENCE GOODS ALLOCATION - SPEND (£000) 2005

	Survey Zones																																					
	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	**TOTAL (£000)**	**SALES AT AVERAGE (£000)**	**VARIATION (£000)**
Northern																																						
Cheetham Hill	1,117	8,382	264	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	775	674	0	0	0	0	0	0	0	0	0	281	0	11,492	8,445	3,047
Harpurhey	559	5,049	33,243	9,867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	542	0	0	313	224	0	4,287	0	0	0	0	0	0	54,083	38,827	15,256
Sainsbury, Higher Blackley	279	4,397	264	684	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	886	542	674	0	313	0	0	9,582	0	0	0	0	0	0	17,622	29,618	-11,996
Northern Market Share	**1,955**	**17,827**	**33,771**	**10,552**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**886**	**1,859**	**1,347**	**0**	**626**	**224**	**0**	**13,868**	**0**	**0**	**0**	**0**	**281**	**0**	**83,196**	**76,890**	**6,306**
Eastern																																						
Newton Heath	9	0	490	3,137	74	0	0	0	0	0	0	0	0	0	0	91	0	0	0	0	0	0	542	0	0	0	0	0	0	0	0	0	958	0	0	5,301	6,180	-879
Openshaw	0	0	264	0	1,359	0	1,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	886	542	0	0	0	0	0	0	0	707	527	0	0	0	5,349	7,157	-1,808
Gorton	0	0	0	0	0	1,011	6,883	118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	195	0	0	673	0	0	0	189	9,070	4,492	4,577
Sportcity	5,363	2,376	2,764	7,985	10,714	3,572	8,706	840	0	0	640	0	0	110	0	0	0	0	0	0	0	0	0	0	0	0	0	390	588	1,322	7,572	2,211	0	655	710	56,519	55,837	682
Eastern Market Share	**5,373**	**2,376**	**3,518**	**11,122**	**12,146**	**4,583**	**16,653**	**958**	**0**	**0**	**640**	**0**	**0**	**110**	**0**	**91**	**0**	**0**	**0**	**0**	**0**	**886**	**1,085**	**0**	**0**	**0**	**0**	**585**	**588**	**1,322**	**8,952**	**2,738**	**958**	**655**	**899**	**76,238**	**73,667**	**2,572**
Central Eastern																																						
Longsight	978	0	0	214	141	28,456	1,158	5,820	4,800	182	150	1,961	0	0	0	0	104	0	0	0	0	0	0	0	788	313	224	0	0	0	0	0	456	0	0	45,744	32,406	13,338
Levenshulme	140	173	0	0	261	802	219	5,680	420	0	0	1,974	0	0	0	64	0	0	0	0	0	0	542	0	0	0	0	1,023	0	0	0	0	0	0	0	11,298	9,158	2,141
Central Eastern Market Share	**1,117**	**173**	**0**	**214**	**402**	**29,258**	**1,377**	**11,500**	**5,220**	**182**	**150**	**3,935**	**0**	**0**	**0**	**64**	**104**	**0**	**0**	**0**	**0**	**0**	**542**	**0**	**788**	**313**	**224**	**1,023**	**0**	**0**	**0**	**0**	**456**	**0**	**0**	**57,042**	**41,563**	**15,479**
Central Western																																						
Hulme	1,713	0	0	0	0	231	0	368	15,856	19,916	9,987	4,292	364	0	238	0	0	0	0	493	4,298	0	0	0	788	626	0	3,216	0	0	707	0	0	0	0	63,093	35,215	27,878
Rusholme	0	0	0	0	0	989	250	0	4,410	0	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,322	0	421	0	0	0	7,502	8,486	-984
Fallowfield	0	82	0	214	0	231	0	1,031	12,481	0	1,635	1,900	924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,497	26,005	-7,508
Withington	0	0	0	0	0	0	0	59	495	701	0	4,342	0	0	340	0	0	0	0	0	860	0	0	0	0	0	0	0	0	0	0	0	456	0	0	7,253	3,882	3,371
Disbury	0	0	0	0	0	0	0	332	840	95	286	2,640	8,360	205	238	0	0	0	666	493	0	0	0	0	0	0	0	0	0	0	0	0	456	0	213	14,824	8,401	6,423
Tesco, East Didsbury	279	0	0	0	0	429	0	1,562	2,490	95	1,499	13,235	16,785	205	0	0	0	0	0	0	0	886	0	0	0	0	0	0	0	0	0	527	12,545	3,928	0	54,465	26,584	27,881
Fallowfield Retail Park	0	0	0	0	0	0	0	368	705	0	0	259	196	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,576	3,521	-1,946
Central Western Market Share	**1,993**	**82**	**0**	**214**	**0**	**1,879**	**250**	**3,720**	**37,277**	**20,808**	**13,515**	**26,667**	**26,629**	**457**	**816**	**0**	**0**	**0**	**666**	**986**	**5,158**	**886**	**0**	**0**	**788**	**626**	**0**	**3,216**	**0**	**1,322**	**707**	**948**	**13,458**	**3,928**	**213**	**167,210**	**112,095**	**55,115**
Western																																						
Chorlton	0	0	88	0	0	0	0	0	705	979	16,949	345	448	0	476	0	0	0	0	0	368	0	1,498	0	0	0	75	536	0	0	337	0	0	0	0	22,803	17,065	5,738
Western Market Share	**0**	**0**	**88**	**0**	**0**	**0**	**0**	**0**	**705**	**979**	**16,949**	**345**	**448**	**0**	**476**	**0**	**0**	**0**	**0**	**0**	**368**	**0**	**1,498**	**0**	**0**	**0**	**75**	**536**	**0**	**0**	**337**	**0**	**0**	**0**	**0**	**22,803**	**17,065**	**5,738**
Southern																																						
Wythenshawe	0	0	0	0	0	0	86	0	0	0	0	0	0	1,050	1,134	9,174	0	0	0	0	0	0	0	0	0	298	0	0	0	0	0	0	0	0	0	11,742	16,085	-4,343
Northenden	568	0	0	0	0	231	0	0	315	0	0	0	0	6,907	760	282	164	0	0	0	0	0	0	0	0	313	0	0	0	0	0	0	0	655	0	10,194	7,791	2,404
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	315	182	1,635	0	0	5,695	23,904	6,274	0	438	26,050	8,123	860	0	0	0	0	313	0	0	0	0	0	0	0	1,309	0	75,098	48,459	26,639
Southern Market Share	**568**	**0**	**0**	**0**	**0**	**231**	**86**	**0**	**630**	**182**	**1,635**	**0**	**0**	**13,652**	**25,798**	**15,730**	**164**	**438**	**26,050**	**8,123**	**860**	**0**	**0**	**0**	**0**	**923**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,964**	**0**	**97,034**	**72,335**	**24,699**
Manchester City Centre	9,079	1,089	1,181	471	489	1,187	415	656	1,590	476	218	222	280	37	0	0	0	0	508	211	368	0	465	321	0	0	96	0	280	630	1,986	0	0	281	0	22,533	45,347	-22,815
OTHER CENTRE/STORES	17,161	11,451	11,697	34,464	13,747	6,825	12,507	12,634	14,581	12,010	21,390	18,169	9,965	6,739	18,268	20,486	59,430	38,527	99,695	84,583	156,986	166,196	97,842	126,642	148,478	57,088	41,996	189,555	97,330	248,536	122,637	206,915	167,606	117,598	93,571	2,563,304	2,563,304	0
TOTAL	**37,245**	**32,999**	**50,254**	**57,036**	**26,784**	**43,964**	**31,287**	**29,468**	**60,003**	**34,637**	**54,497**	**49,338**	**37,322**	**20,995**	**45,359**	**36,370**	**59,698**	**38,965**	**126,920**	**93,903**	**163,741**	**168,855**	**103,290**	**128,310**	**150,053**	**59,576**	**42,614**	**194,915**	**112,067**	**251,809**	**134,619**	**210,601**	**182,478**	**124,706**	**94,684**	**3,089,361**	**3,002,266**	**87,095**

Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 10
CONVENIENCE GOODS ALLOCATION - SPEND (£000) 2009

	Survey Zones 1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)
Northern																		
Cheetham Hill	1,203	8,614	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	601	5,189	33,860	10,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sainsbury, Higher Blackley	301	4,519	269	700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northern Market Share	**2,105**	**18,321**	**34,398**	**10,784**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																		
Newton Heath	10	0	499	3,206	90	0	0	0	0	0	0	0	0	0	0	93	0	0
Openshaw	0	0	269	0	1,667	0	1,086	0	0	0	0	0	0	0	0	0	0	0
Gorton	0	0	0	0	0	1,079	7,027	123	0	0	0	0	0	0	0	0	0	0
Sportcity	5,774	2,442	2,815	8,161	13,139	3,813	8,887	880	0	0	664	0	0	113	0	0	0	0
Eastern Market Share	**5,784**	**2,442**	**3,583**	**11,367**	**14,896**	**4,893**	**17,000**	**1,003**	**0**	**0**	**664**	**0**	**0**	**113**	**0**	**93**	**0**	**0**
Central Eastern																		
Longsight	1,052	0	0	219	172	30,378	1,182	6,098	5,435	192	155	2,106	0	0	0	0	107	0
Levenshulme	150	178	0	0	320	857	224	5,951	476	0	0	2,119	0	0	0	65	0	0
Central Eastern Market Share	**1,203**	**178**	**0**	**219**	**493**	**31,235**	**1,405**	**12,049**	**5,911**	**192**	**155**	**4,224**	**0**	**0**	**0**	**65**	**107**	**0**
Central Western																		
Hulme	1,844	0	0	0	0	246	0	386	17,953	20,988	10,352	4,608	378	0	242	0	0	0
Rusholme	0	0	0	0	0	1,056	256	0	4,993	0	113	0	0	0	0	0	0	0
Fallowfield	0	85	0	219	0	246	0	1,081	14,131	0	1,695	2,039	959	0	0	0	0	0
Withington	0	0	0	0	0	0	0	62	560	739	0	4,661	0	0	346	0	0	0
Disbury	0	0	0	0	0	0	0	347	951	100	297	2,834	8,678	209	242	0	0	0
Tesco, East Didsbury	301	0	0	0	0	458	0	1,636	2,819	100	1,554	14,209	17,424	209	0	0	0	0
Fallowfield Retail Park	0	0	0	0	0	0	0	386	798	0	0	278	203	48	0	0	0	0
Central Western Market Share	**2,145**	**85**	**0**	**219**	**0**	**2,006**	**256**	**3,898**	**42,206**	**21,928**	**14,010**	**28,631**	**27,641**	**466**	**830**	**0**	**0**	**0**
Western																		
Chorlton	0	0	90	0	0	0	0	0	798	1,031	17,569	371	465	0	484	0	0	0
Western Market Share	**0**	**0**	**90**	**0**	**0**	**0**	**0**	**0**	**798**	**1,031**	**17,569**	**371**	**465**	**0**	**484**	**0**	**0**	**0**
Southern																		
Wythenshawe	0	0	0	0	0	0	88	0	0	0	0	0	0	1,071	1,153	9,402	0	0
Northenden	611	0	0	0	0	246	0	0	357	0	0	0	0	7,050	772	289	168	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	357	192	1,695	0	0	5,813	24,303	6,429	0	451
Southern Market Share	**611**	**0**	**0**	**0**	**0**	**246**	**88**	**0**	**713**	**192**	**1,695**	**0**	**0**	**13,934**	**26,228**	**16,120**	**168**	**451**
Manchester City Centre	**9,773**	**1,119**	**1,203**	**481**	**599**	**1,267**	**423**	**687**	**1,800**	**502**	**226**	**238**	**291**	**38**	**0**	**0**	**0**	**0**
OTHER CENTRE/STORES	**18,473**	**11,768**	**11,914**	**35,224**	**16,859**	**7,287**	**12,768**	**13,237**	**16,509**	**12,656**	**22,174**	**19,506**	**10,344**	**6,879**	**18,573**	**20,993**	**60,889**	**39,617**
TOTAL	**40,094**	**33,912**	**51,187**	**58,294**	**32,847**	**46,934**	**31,940**	**30,874**	**67,938**	**36,500**	**56,494**	**52,971**	**38,741**	**21,429**	**46,116**	**37,272**	**61,164**	**40,068**

	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	**TOTAL (£000)**	**SALES AT AVERAGE (£000)**	**VARIATION (£000)**
Northern																				
Cheetham Hill	0	0	0	0	788	701	0	0	0	0	0	0	0	0	0	283	0	11,858	8,445	3,413
Harpurhey	0	0	0	0	552	0	0	321	229	0	4,416	0	0	0	0	0	0	55,253	38,827	16,425
Sainsbury, Higher Blackley	0	0	0	896	552	701	0	321	0	0	9,871	0	0	0	0	0	0	18,129	29,618	-11,489
Northern Market Share	**0**	**0**	**0**	**896**	**1,892**	**1,402**	**0**	**641**	**229**	**0**	**14,287**	**0**	**0**	**0**	**0**	**283**	**0**	**85,240**	**76,890**	**8,349**
Eastern																				
Newton Heath	0	0	0	0	552	0	0	0	0	0	0	0	0	0	985	0	0	5,436	6,180	-745
Openshaw	0	0	0	896	552	0	0	0	0	0	0	0	723	544	0	0	0	5,737	7,157	-1,420
Gorton	0	0	0	0	0	0	0	0	0	202	0	0	689	0	0	0	192	9,312	4,492	4,820
Sportcity	0	0	0	0	0	0	0	0	0	403	606	1,356	7,749	2,285	0	660	719	60,467	55,837	4,630
Eastern Market Share	**0**	**0**	**0**	**896**	**1,104**	**0**	**0**	**0**	**0**	**605**	**606**	**1,356**	**9,162**	**2,829**	**985**	**660**	**911**	**80,952**	**73,667**	**7,285**
Central Eastern																				
Longsight	0	0	0	0	0	0	810	321	229	0	0	0	0	0	469	0	0	48,925	32,406	16,519
Levenshulme	0	0	0	0	552	0	0	0	0	1,058	0	0	0	0	0	0	0	11,949	9,158	2,792
Central Eastern Market Share	**0**	**0**	**0**	**0**	**552**	**0**	**810**	**321**	**229**	**1,058**	**0**	**0**	**0**	**0**	**469**	**0**	**0**	**60,874**	**41,563**	**19,311**
Central Western																				
Hulme	0	508	4,442	0	0	0	810	641	0	3,325	0	0	723	0	0	0	0	67,448	35,215	32,233
Rusholme	0	0	0	0	0	0	0	0	0	0	0	1,356	0	435	0	0	0	8,209	8,486	-277
Fallowfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20,454	26,005	-5,551
Withington	0	0	888	0	0	0	0	0	0	0	0	0	0	0	469	0	0	7,726	3,882	3,844
Disbury	684	508	0	0	0	0	0	0	0	0	0	0	0	0	469	0	216	15,535	8,401	7,134
Tesco, East Didsbury	0	0	0	896	0	0	0	0	0	0	0	0	0	544	12,900	3,961	0	57,012	26,584	30,428
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,714	3,521	-1,807
Central Western Market Share	**684**	**1,016**	**5,331**	**896**	**0**	**0**	**810**	**641**	**0**	**3,325**	**0**	**1,356**	**723**	**979**	**13,839**	**3,961**	**216**	**178,099**	**112,095**	**66,004**
Western																				
Chorlton	0	0	381	0	1,524	0	0	0	76	554	0	0	344	0	0	0	0	23,688	17,065	6,623
Western Market Share	**0**	**0**	**381**	**0**	**1,524**	**0**	**0**	**0**	**76**	**554**	**0**	**0**	**344**	**0**	**0**	**0**	**0**	**23,688**	**17,065**	**6,623**
Southern																				
Wythenshawe	0	0	0	0	0	0	0	305	0	0	0	0	0	0	0	0	0	12,019	16,085	-4,066
Northenden	0	0	0	0	0	0	0	321	0	0	0	0	0	0	0	660	0	10,475	7,791	2,684
Tesco Extra, Altricham Rd, Baguley	26,729	8,370	888	0	0	0	0	321	0	0	0	0	0	0	0	1,320	0	76,868	48,459	28,409
Southern Market Share	**26,729**	**8,370**	**888**	**0**	**0**	**0**	**0**	**947**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,981**	**0**	**99,362**	**72,335**	**27,028**
Manchester City Centre	**521**	**218**	**381**	**0**	**473**	**334**	**0**	**0**	**98**	**0**	**289**	**646**	**2,032**	**0**	**0**	**283**	**0**	**23,921**	**45,347**	**-21,426**
OTHER CENTRE/STORES	**102,294**	**87,158**	**162,254**	**168,050**	**99,575**	**131,825**	**152,679**	**58,537**	**43,012**	**195,976**	**100,269**	**254,986**	**125,507**	**213,772**	**172,348**	**118,591**	**94,773**	**2,637,276**	**2,637,276**	**0**
TOTAL	**130,228**	**96,761**	**169,234**	**170,739**	**105,120**	**133,561**	**154,299**	**61,088**	**43,645**	**201,518**	**115,451**	**258,344**	**137,769**	**217,580**	**187,641**	**125,759**	**95,900**	**3,189,412**	**3,076,237**	**113,175**

Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 11
CONVENIENCE GOODS ALLOCATION - SPEND (£000) 2011

	Survey Zones 1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)	SALES AT AVERAGE (£000)	VARIATION (£000)
Northern																																						
Cheetham Hill	1,237	8,780	272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	798	716	0	0	0	0	0	0	0	0	0	284	0	12,086	8,445	3,642
Harpurhey	618	5,289	34,261	10,236	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	558	0	0	326	233	0	4,489	0	0	0	0	0	0	56,010	38,827	17,183
Sainsbury, Higher Blackley	309	4,606	272	710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	903	558	716	0	326	0	0	10,034	0	0	0	0	0	0	18,435	29,618	-11,183
Northern Market Share	**2,164**	**18,675**	**34,805**	**10,946**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**903**	**1,914**	**1,431**	**0**	**653**	**233**	**0**	**14,523**	**0**	**0**	**0**	**0**	**284**	**0**	**86,532**	**76,890**	**9,642**
Eastern																																						
Newton Heath	10	0	505	3,254	99	0	0	0	0	0	0	0	0	0	0	95	0	0	0	0	0	0	558	0	0	0	0	0	0	0	0	0	999	0	0	5,521	6,180	-660
Openshaw	0	0	272	0	1,827	0	1,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	903	558	0	0	0	0	0	0	0	732	553	0	0	0	5,947	7,157	-1,210
Gorton	0	0	0	0	0	1,114	7,123	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	205	0	0	697	0	0	0	193	9,459	4,492	4,966
Sportcity	5,936	2,489	2,849	8,283	14,400	3,934	9,009	899	0	0	677	0	0	114	0	0	0	0	0	0	0	0	0	0	0	0	0	411	616	1,377	7,845	2,322	0	663	725	62,549	55,837	6,712
Eastern Market Share	**5,947**	**2,489**	**3,626**	**11,537**	**16,326**	**5,048**	**17,232**	**1,025**	**0**	**0**	**677**	**0**	**0**	**114**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**903**	**1,117**	**0**	**0**	**0**	**0**	**616**	**616**	**1,377**	**9,274**	**2,875**	**999**	**663**	**919**	**83,475**	**73,667**	**9,808**
Central Eastern																																						
Longsight	1,082	0	0	222	189	31,341	1,198	6,227	5,708	196	158	2,171	0	0	0	0	108	0	0	0	0	0	0	0	821	326	233	0	0	0	0	0	476	0	0	50,457	32,406	18,052
Levenshulme	155	181	0	0	351	884	227	6,078	499	0	0	2,184	0	0	0	66	0	0	0	0	0	0	558	0	0	0	0	1,078	0	0	0	0	0	0	0	12,262	9,158	3,104
Central Eastern Market Share	**1,237**	**181**	**0**	**222**	**540**	**32,225**	**1,425**	**12,305**	**6,207**	**196**	**158**	**4,355**	**0**	**0**	**0**	**66**	**108**	**0**	**0**	**0**	**0**	**0**	**558**	**0**	**821**	**326**	**233**	**1,078**	**0**	**0**	**0**	**0**	**476**	**0**	**0**	**62,719**	**41,563**	**21,156**
Central Western																																						
Hulme	1,896	0	0	0	0	254	0	394	18,853	21,497	10,557	4,751	384	0	246	0	0	0	0	517	4,532	0	0	0	821	653	0	3,389	0	0	732	0	0	0	0	69,477	35,215	34,263
Rusholme	0	0	0	0	0	1,090	259	0	5,244	0	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,377	0	442	0	0	0	8,527	8,486	41
Fallowfield	0	86	0	222	0	254	0	1,104	14,840	0	1,728	2,102	974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,311	26,005	-4,694
Withington	0	0	0	0	0	0	0	63	589	757	0	4,805	0	0	351	0	0	0	0	0	906	0	0	0	0	0	0	0	0	0	0	0	476	0	0	7,947	3,882	4,065
Disbury	0	0	0	0	0	0	0	355	999	103	302	2,921	8,815	212	246	0	0	0	694	517	0	0	0	0	0	0	0	0	0	0	0	0	476	0	218	15,857	8,401	7,456
Tesco, East Didsbury	309	0	0	0	0	472	0	1,671	2,961	103	1,584	14,648	17,699	212	0	0	0	0	0	0	0	903	0	0	0	0	0	0	0	0	0	553	13,083	3,976	0	58,174	26,584	31,590
Fallowfield Retail Park	0	0	0	0	0	0	0	394	838	0	0	287	207	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,775	3,521	-1,747
Central Western Market Share	**2,206**	**86**	**0**	**222**	**0**	**2,070**	**259**	**3,981**	**44,324**	**22,460**	**14,288**	**29,514**	**28,078**	**473**	**842**	**0**	**0**	**0**	**694**	**1,034**	**5,439**	**903**	**0**	**0**	**821**	**653**	**0**	**3,389**	**0**	**1,377**	**732**	**995**	**14,034**	**3,976**	**218**	**183,068**	**112,095**	**70,973**
Western																																						
Chorlton	0	0	91	0	0	0	0	0	838	1,056	17,917	382	472	0	491	0	0	0	0	0	388	0	1,542	0	0	0	78	565	0	0	349	0	0	0	0	24,170	17,065	7,105
Western Market Share	**0**	**0**	**91**	**0**	**0**	**0**	**0**	**0**	**838**	**1,056**	**17,917**	**382**	**472**	**0**	**491**	**0**	**0**	**0**	**0**	**0**	**388**	**0**	**1,542**	**0**	**0**	**0**	**78**	**565**	**0**	**0**	**349**	**0**	**0**	**0**	**0**	**24,170**	**17,065**	**7,105**
Southern																																						
Wythenshawe	0	0	0	0	0	0	89	0	0	0	0	0	0	1,087	1,170	9,567	0	0	0	0	0	0	0	0	0	311	0	0	0	0	0	0	0	0	0	12,224	16,085	-3,861
Northenden	629	0	0	0	0	254	0	0	375	0	0	0	0	7,151	784	294	170	0	0	0	0	0	0	0	0	326	0	0	0	0	0	0	0	663	0	10,645	7,791	2,855
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	375	196	1,728	0	0	5,896	24,657	6,543	0	457	27,115	8,517	906	0	0	0	0	326	0	0	0	0	0	0	0	1,325	0	78,043	48,459	29,584
Southern Market Share	**629**	**0**	**0**	**0**	**0**	**254**	**89**	**0**	**749**	**196**	**1,728**	**0**	**0**	**14,134**	**26,611**	**16,404**	**170**	**457**	**27,115**	**8,517**	**906**	**0**	**0**	**0**	**0**	**964**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,988**	**0**	**100,912**	**72,335**	**28,577**
Manchester City Centre	**10,049**	**1,141**	**1,217**	**488**	**657**	**1,307**	**429**	**702**	**1,891**	**514**	**230**	**246**	**295**	**38**	**0**	**0**	**0**	**0**	**528**	**222**	**388**	**0**	**479**	**341**	**0**	**0**	**100**	**0**	**293**	**656**	**2,057**	**0**	**0**	**284**	**0**	**24,551**	**45,347**	**-20,796**
OTHER CENTRE/STORES	**18,994**	**11,995**	**12,055**	**35,751**	**18,476**	**7,518**	**12,943**	**13,519**	**17,337**	**12,964**	**22,612**	**20,108**	**10,507**	**6,977**	**18,844**	**21,363**	**61,442**	**40,174**	**103,769**	**88,692**	**165,540**	**169,371**	**100,742**	**134,559**	**154,824**	**59,593**	**43,666**	**199,757**	**101,926**	**258,883**	**127,054**	**217,314**	**174,783**	**119,033**	**95,556**	**2,678,641**	**2,678,641**	**0**
TOTAL	**41,225**	**34,568**	**51,793**	**59,166**	**35,999**	**48,423**	**32,377**	**31,531**	**71,346**	**37,386**	**57,611**	**54,605**	**39,353**	**21,736**	**46,788**	**37,928**	**61,719**	**40,631**	**132,106**	**98,465**	**172,663**	**172,082**	**106,352**	**136,331**	**156,467**	**62,189**	**44,309**	**205,406**	**117,358**	**262,293**	**139,466**	**221,185**	**190,292**	**126,228**	**96,692**	**3,244,068**	**3,117,603**	**126,465**

Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 11A
CONVENIENCE GOODS ALLOCATION - SPEND (£000) 2011
IMPACT ASSESSMENT WITH NEW FOODSTORE AT GORTON

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	TOTAL WITH SCENARIO	SALES AT AVERAGE	VARIATION	EXISTING TURNOVER WITH NO SCENARIO	VARIATION WITH NO SCENARIO
	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)
Northern																																								
Cheetham Hill	1,237	8,780	272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	798	716	0	0	0	0	0	0	0	0	0	284	0	12,086	8,445	3,642	12,086	0
Harpurhey	618	5,289	34,261	10,236	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	558	0	0	326	233	0	4,489	0	0	0	0	0	0	56,010	38,827	17,183	56,010	0
Sainsbury, Higher Blackley	309	4,606	272	710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	903	558	716	0	326	0	0	10,034	0	0	0	0	0	0	18,435	29,618	-11,183	18,435	0
Northern Market Share	**2,164**	**18,675**	**34,805**	**10,946**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**903**	**1,914**	**1,431**	**0**	**653**	**233**	**0**	**14,523**	**0**	**0**	**0**	**0**	**284**	**0**	**86,532**	**76,890**	**9,642**	**86,532**	**0**
Eastern																																								
Newton Heath	10	0	505	3,254	99	0	0	0	0	0	0	0	0	0	0	95	0	0	0	0	0	0	558	0	0	0	0	0	0	0	0	0	999	0	0	5,521	6,180	-660	5,521	0
Openshaw	0	0	272	0	1,440	0	1,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	903	558	0	0	0	0	0	0	0	732	553	0	0	0	5,560	7,157	-1,597	5,947	-387
Gorton	0	0	0	0	0	0	4,533	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	205	0	0	697	0	0	0	193	5,755	4,492	1,263	9,459	-3,704
New food store Gorton	0	0	0	0	5,040	4,794	15,541	9,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,323	0	2,093	0	0	40,841	40,000	841	0	40,841
Sportcity	5,936	2,489	2,849	8,283	11,520	2,905	5,180	899	0	0	677	0	0	114	0	0	0	0	0	0	0	0	0	0	0	0	0	411	616	1,377	7,845	2,322	0	663	725	54,811	55,837	-1,025	62,549	-7,737
Eastern Market Share	**5,947**	**2,489**	**3,626**	**11,537**	**18,099**	**7,699**	**26,355**	**10,074**	**0**	**0**	**677**	**0**	**0**	**114**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**903**	**1,117**	**0**	**0**	**0**	**0**	**616**	**616**	**1,377**	**13,598**	**2,875**	**3,092**	**663**	**919**	**112,487**	**113,667**	**-1,179**	**83,475**	**29,012**
Central Eastern																																								
Longsight	1,082	0	0	222	189	28,085	648	5,360	5,708	196	158	2,171	0	0	0	0	108	0	0	0	0	0	0	0	821	326	233	0	0	0	0	0	476	0	0	45,783	32,406	13,378	50,457	-4,674
Levenshulme	155	181	0	0	351	484	227	3,784	499	0	0	2,184	0	0	0	66	0	0	0	0	0	0	558	0	0	0	0	1,078	0	0	0	0	0	0	0	9,568	9,158	411	12,262	-2,693
Central Eastern Market Share	**1,237**	**181**	**0**	**222**	**540**	**28,569**	**874**	**9,144**	**6,207**	**196**	**158**	**4,355**	**0**	**0**	**0**	**66**	**108**	**0**	**0**	**0**	**0**	**0**	**558**	**0**	**821**	**326**	**233**	**1,078**	**0**	**0**	**0**	**0**	**476**	**0**	**0**	**55,352**	**41,563**	**13,789**	**21,156**	**34,196**
Central Western																																								
Hulme	1,896	0	0	0	0	254	0	394	18,853	21,497	10,557	4,751	384	0	246	0	0	0	0	517	4,532	0	0	0	821	653	0	3,389	0	0	732	0	0	0	0	69,477	35,215	34,263	69,477	0
Rusholme	0	0	0	0	0	1,090	259	0	5,244	0	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,377	0	442	0	0	0	8,527	8,486	41	8,527	0
Fallowfield	0	86	0	222	0	254	0	1,104	14,840	0	1,728	2,102	974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,311	26,005	-4,694	21,311	0
Withington	0	0	0	0	0	0	0	63	589	757	0	4,805	0	0	351	0	0	0	0	0	906	0	0	0	0	0	0	0	0	0	0	0	476	0	0	7,947	3,882	4,065	7,947	0
Disbury	0	0	0	0	0	0	0	355	999	103	302	2,921	8,815	212	246	0	0	0	694	517	0	0	0	0	0	0	0	0	0	0	0	0	476	0	218	15,857	8,401	7,456	15,857	0
Tesco, East Didsbury	309	0	0	0	0	472	0	1,671	2,961	103	1,584	14,648	17,699	212	0	0	0	0	0	0	0	903	0	0	0	0	0	0	0	0	0	553	13,083	3,976	0	58,174	26,584	31,590	58,174	0
Fallowfield Retail Park	0	0	0	0	0	0	0	394	838	0	0	287	207	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,775	3,521	-1,747	1,775	0
Central Western Market Share	**2,206**	**86**	**0**	**222**	**0**	**2,070**	**259**	**3,981**	**44,324**	**22,460**	**14,288**	**29,514**	**28,078**	**473**	**842**	**0**	**0**	**0**	**694**	**1,034**	**5,439**	**903**	**0**	**0**	**821**	**653**	**0**	**3,389**	**0**	**1,377**	**732**	**995**	**14,034**	**3,976**	**218**	**183,068**	**112,095**	**70,973**	**183,068**	**0**
Western																																								
Chorlton	0	0	91	0	0	0	0	0	838	1,056	17,917	382	472	0	491	0	0	0	0	0	388	0	1,542	0	0	0	78	565	0	0	349	0	0	0	0	24,170	17,065	7,105	24,170	0
Western Market Share	**0**	**0**	**91**	**0**	**0**	**0**	**0**	**0**	**838**	**1,056**	**17,917**	**382**	**472**	**0**	**491**	**0**	**0**	**0**	**0**	**0**	**388**	**0**	**1,542**	**0**	**0**	**0**	**78**	**565**	**0**	**0**	**349**	**0**	**0**	**0**	**0**	**24,170**	**17,065**	**7,105**	**24,170**	**0**
Southern																																								
Wythenshawe	0	0	0	0	0	0	89	0	0	0	0	0	0	1,087	1,170	9,567	0	0	0	0	0	0	0	0	0	311	0	0	0	0	0	0	0	0	0	12,224	16,085	-3,861	12,224	0
Northenden	629	0	0	0	0	254	0	0	375	0	0	0	0	7,151	784	294	170	0	0	0	0	0	0	0	0	326	0	0	0	0	0	0	0	663	0	10,645	7,791	2,855	10,645	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	375	196	1,728	0	0	5,896	24,657	6,543	0	457	27,115	8,517	906	0	0	0	0	326	0	0	0	0	0	0	0	1,325	0	78,043	48,459	29,584	78,043	0
Southern Market Share	**629**	**0**	**0**	**0**	**0**	**254**	**89**	**0**	**749**	**196**	**1,728**	**0**	**0**	**14,134**	**26,611**	**16,404**	**170**	**457**	**27,115**	**8,517**	**906**	**0**	**0**	**0**	**0**	**964**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,988**	**0**	**100,912**	**72,335**	**28,577**	**100,912**	**0**
Manchester City Centre	**10,049**	**1,141**	**1,217**	**488**	**657**	**1,307**	**429**	**702**	**1,891**	**514**	**230**	**246**	**295**	**38**	**0**	**0**	**0**	**0**	**528**	**222**	**388**	**0**	**479**	**341**	**0**	**0**	**100**	**0**	**293**	**656**	**2,057**	**0**	**0**	**284**	**0**	**24,551**	**24,551**	**0**	**24,551**	**0**
OTHER CENTRE/STORES	**18,994**	**11,995**	**12,055**	**35,751**	**16,704**	**8,522**	**4,371**	**7,631**	**17,337**	**12,964**	**22,612**	**20,108**	**10,507**	**6,977**	**18,844**	**21,363**	**61,442**	**40,174**	**103,769**	**88,692**	**165,540**	**169,371**	**100,742**	**134,559**	**154,824**	**59,593**	**43,666**	**199,757**	**101,926**	**258,883**	**122,730**	**217,314**	**172,690**	**119,033**	**95,556**	**2,656,996**	**2,656,996**	**0**	**2,678,641**	**-21,645**
TOTAL	**41,225**	**34,568**	**51,793**	**59,166**	**35,999**	**48,423**	**32,377**	**31,531**	**71,346**	**37,386**	**57,611**	**54,605**	**39,353**	**21,736**	**46,788**	**37,928**	**61,719**	**40,631**	**132,106**	**98,465**	**172,663**	**172,082**	**106,352**	**136,331**	**156,467**	**62,189**	**44,309**	**205,406**	**117,358**	**262,293**	**139,466**	**221,185**	**190,292**	**126,228**	**96,692**	**3,244,068**	**3,115,162**	**128,906**	**3,244,068**	**0**

Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 11B
CONVENIENCE GOODS ALLOCATION - SPEND (£000) 2011
IMPACT ASSESSMENT WITH NEW FOODSTORE AT GORTON & OPENSHAW

	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL WITH BOTH SCENARIOS (£000)	SALES AT AVERAGE (£000)	VARIATION (£000)	EXISTING TURNOVER WITH NO 2ND SCENARIO (£000)	VARIATION WITH NO SCENARIO (£000)
Northern																																								
Cheetham Hill	1,237	8,780	272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	798	716	0	0	0	0	0	0	0	0	0	284	0	12,086	8,445	3,642	12,086	0
Harpurhey	618	5,289	34,261	8,283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	558	0	0	326	233	0	4,489	0	0	0	0	0	0	54,058	38,827	15,231	56,010	-1,952
Sainsbury, Higher Blackley	309	4,606	272	710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	903	558	716	0	326	0	0	10,034	0	0	0	0	0	0	18,435	29,618	-11,183	18,435	0
Northern Market Share	**2,164**	**18,675**	**34,805**	**8,993**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**903**	**1,914**	**1,431**	**0**	**653**	**233**	**0**	**14,523**	**0**	**0**	**0**	**0**	**284**	**0**	**84,580**	**76,890**	**7,690**	**86,532**	**-1,952**
Eastern																																								
Newton Heath	10	0	505	2,367	99	0	0	0	0	0	0	0	0	0	0	95	0	0	0	0	0	0	558	0	0	0	0	0	0	0	0	0	999	0	0	4,633	6,180	-1,547	5,521	-887
Openshaw	0	0	272	0	1,080	0	648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	903	0	0	0	0	0	0	0	0	732	553	0	0	0	4,188	7,157	-2,969	5,947	-1,759
New food store Openshaw	0	0	0	4,142	14,400	5,811	6,475	1,892	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,144	0	0	0	0	36,863	40,000	-3,137	0	36,863
Gorton	0	0	0	0	0	0	2,590	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	205	0	0	697	0	0	0	193	3,812	4,492	-680	9,459	-5,646
New food store Gorton	0	0	0	0	3,240	4,358	13,598	9,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,323	0	2,093	0	0	36,662	40,000	-3,338	40,841	-4,178
Sportcity	5,936	2,489	2,849	7,100	10,800	1,937	4,533	946	0	0	677	0	0	114	0	0	0	0	0	0	0	0	0	0	0	0	0	411	616	1,377	7,845	2,322	0	663	725	51,339	55,837	-4,497	62,549	-11,209
Eastern Market Share	**5,947**	**2,489**	**3,626**	**13,608**	**29,618**	**12,106**	**27,844**	**12,013**	**0**	**0**	**677**	**0**	**0**	**114**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**903**	**558**	**0**	**0**	**0**	**0**	**616**	**616**	**1,377**	**17,742**	**2,875**	**3,092**	**663**	**919**	**137,498**	**153,667**	**-16,168**	**124,316**	**13,183**
Central Eastern																																								
Longsight	1,082	0	0	222	189	23,243	324	4,730	5,708	196	158	2,171	0	0	0	0	108	0	0	0	0	0	0	0	821	326	233	0	0	0	0	0	476	0	0	39,987	32,406	7,581	50,457	-10,471
Levenshulme	155	181	0	0	351	484	0	3,153	499	0	0	2,184	0	0	0	66	0	0	0	0	0	0	558	0	0	0	0	1,078	0	0	0	0	0	0	0	8,711	9,158	-446	12,262	-3,551
Central Eastern Market Share	**1,237**	**181**	**0**	**222**	**540**	**23,727**	**324**	**7,883**	**6,207**	**196**	**158**	**4,355**	**0**	**0**	**0**	**66**	**108**	**0**	**0**	**0**	**0**	**0**	**558**	**0**	**821**	**326**	**233**	**1,078**	**0**	**0**	**0**	**0**	**476**	**0**	**0**	**48,698**	**41,563**	**7,135**	**62,719**	**-14,021**
Central Western																																								
Hulme	1,896	0	0	0	0	254	0	394	18,853	21,497	10,557	4,751	384	0	246	0	0	0	0	517	4,532	0	0	0	821	653	0	3,389	0	0	732	0	0	0	0	69,477	35,215	34,263	69,477	0
Rusholme	0	0	0	0	0	1,090	259	0	5,244	0	115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,377	0	442	0	0	0	8,527	8,486	41	8,527	0
Fallowfield	0	86	0	222	0	254	0	1,104	14,840	0	1,728	2,102	974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,311	26,005	-4,694	21,311	0
Withington	0	0	0	0	0	0	0	63	589	757	0	4,805	0	0	351	0	0	0	0	0	906	0	0	0	0	0	0	0	0	0	0	0	476	0	0	7,947	3,882	4,065	7,947	0
Disbury	0	0	0	0	0	0	0	355	999	103	302	2,921	8,815	212	246	0	0	0	694	517	0	0	0	0	0	0	0	0	0	0	0	0	476	0	218	15,857	8,401	7,456	15,857	0
Tesco, East Didsbury	309	0	0	0	0	472	0	1,671	2,961	103	1,584	14,648	17,699	212	0	0	0	0	0	0	0	903	0	0	0	0	0	0	0	0	0	553	13,083	3,976	0	58,174	26,584	31,590	58,174	0
Fallowfield Retail Park	0	0	0	0	0	0	0	394	838	0	0	287	207	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,775	3,521	-1,747	1,775	0
Central Western Market Share	**2,206**	**86**	**0**	**222**	**0**	**2,070**	**259**	**3,981**	**44,324**	**22,460**	**14,288**	**29,514**	**28,078**	**473**	**842**	**0**	**0**	**0**	**694**	**1,034**	**5,439**	**903**	**0**	**0**	**821**	**653**	**0**	**3,389**	**0**	**1,377**	**732**	**995**	**14,034**	**3,976**	**218**	**183,068**	**112,095**	**70,973**	**183,068**	**0**
Western																																								
Chorlton	0	0	91	0	0	0	0	0	838	1,056	17,917	382	472	0	491	0	0	0	0	0	388	0	1,542	0	0	0	78	565	0	0	349	0	0	0	0	24,170	17,065	7,105	24,170	0
Western Market Share	**0**	**0**	**91**	**0**	**0**	**0**	**0**	**0**	**838**	**1,056**	**17,917**	**382**	**472**	**0**	**491**	**0**	**0**	**0**	**0**	**0**	**388**	**0**	**1,542**	**0**	**0**	**0**	**78**	**565**	**0**	**0**	**349**	**0**	**0**	**0**	**0**	**24,170**	**17,065**	**7,105**	**24,170**	**0**
Southern																																								
Wythenshawe	0	0	0	0	0	0	89	0	0	0	0	0	0	1,087	1,170	9,567	0	0	0	0	0	0	0	0	0	311	0	0	0	0	0	0	0	0	0	12,224	16,085	-3,861	12,224	0
Northenden	629	0	0	0	0	254	0	0	375	0	0	0	0	7,151	784	294	170	0	0	0	0	0	0	0	0	326	0	0	0	0	0	0	0	663	0	10,645	7,791	2,855	10,645	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	375	196	1,728	0	0	5,896	24,657	6,543	0	457	27,115	8,517	906	0	0	0	0	326	0	0	0	0	0	0	0	1,325	0	78,043	48,459	29,584	78,043	0
Southern Market Share	**629**	**0**	**0**	**0**	**0**	**254**	**89**	**0**	**749**	**196**	**1,728**	**0**	**0**	**14,134**	**26,611**	**16,404**	**170**	**457**	**27,115**	**8,517**	**906**	**0**	**0**	**0**	**0**	**964**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,988**	**0**	**100,912**	**72,335**	**28,577**	**100,912**	**0**
Manchester City Centre	**10,049**	**1,141**	**1,217**	**488**	**657**	**1,307**	**429**	**702**	**1,891**	**514**	**230**	**246**	**295**	**38**	**0**	**0**	**0**	**0**	**528**	**222**	**388**	**0**	**479**	**341**	**0**	**0**	**100**	**0**	**293**	**656**	**2,057**	**0**	**0**	**284**	**0**	**24,551**	**24,551**	**0**	**24,551**	**0**
OTHER CENTRE/STORES	**18,994**	**11,995**	**12,055**	**35,633**	**5,184**	**8,958**	**3,432**	**6,953**	**17,337**	**12,964**	**22,612**	**20,108**	**10,507**	**6,977**	**18,844**	**21,363**	**61,442**	**40,174**	**103,769**	**88,692**	**165,540**	**169,371**	**101,300**	**134,559**	**154,824**	**59,593**	**43,666**	**199,757**	**101,926**	**258,883**	**118,586**	**217,314**	**172,690**	**119,033**	**95,556**	**2,640,591**	**2,640,591**	**0**	**2,678,641**	**-38,050**
TOTAL	**41,225**	**34,568**	**51,793**	**59,166**	**35,999**	**48,423**	**32,377**	**31,531**	**71,346**	**37,386**	**57,611**	**54,605**	**39,353**	**21,736**	**46,788**	**37,928**	**61,719**	**40,631**	**132,106**	**98,465**	**172,663**	**172,082**	**106,352**	**136,331**	**156,467**	**62,189**	**44,309**	**205,406**	**117,358**	**262,293**	**139,466**	**221,185**	**190,292**	**126,228**	**96,692**	**3,244,068**	**3,138,757**	**105,311**	**3,244,068**	**0**

Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 12
CONVENIENCE GOODS ALLOCATION - SPEND (£000) 2016

															Survey Zones																				**TOTAL**	**SALES AT AVERAGE**	**VARIATION**
	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	**(£000)**	**(£000)**	**(£000)**
Northern																																						
Cheetham Hill	1,302	9,231	282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	826	755	0	0	0	0	0	0	0	0	0	289	0	12,686	8,445	4,241
Harpurhey	651	5,560	35,564	10,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	578	0	0	339	242	0	4,689	0	0	0	0	0	0	58,279	38,827	19,452
Sainsbury, Higher Blackley	326	4,843	282	739	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	927	578	755	0	339	0	0	10,481	0	0	0	0	0	0	19,269	29,618	-10,349
Northern Market Share	**2,279**	**19,634**	**36,129**	**11,395**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**927**	**1,982**	**1,510**	**0**	**677**	**242**	**0**	**15,170**	**0**	**0**	**0**	**0**	**289**	**0**	**90,235**	**76,890**	**13,345**
Eastern																																						
Newton Heath	11	0	524	3,388	122	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	578	0	0	0	0	0	0	0	0	0	1,041	0	0	5,763	6,180	-417
Openshaw	0	0	282	0	2,245	0	1,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	927	578	0	0	0	0	0	0	0	757	577	0	0	0	6,518	7,157	-640
Gorton	0	0	0	0	0	1,198	7,448	133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	215	0	0	721	0	0	0	198	9,913	4,492	5,421
Sportcity	6,251	2,617	2,957	8,623	17,696	4,231	9,420	950	0	0	705	0	0	118	0	0	0	0	0	0	0	0	0	0	0	0	0	431	644	1,434	8,108	2,425	0	675	744	68,028	55,837	12,191
Eastern Market Share	**6,262**	**2,617**	**3,763**	**12,011**	**20,063**	**5,429**	**18,019**	**1,083**	**0**	**0**	**705**	**0**	**0**	**118**	**0**	**100**	**0**	**0**	**0**	**0**	**0**	**927**	**1,156**	**0**	**0**	**0**	**0**	**646**	**644**	**1,434**	**9,586**	**3,002**	**1,041**	**675**	**942**	**90,222**	**73,667**	**16,555**
Central Eastern																																						
Longsight	1,140	0	0	231	232	33,705	1,253	6,583	6,215	207	165	2,315	0	0	0	0	112	0	0	0	0	0	0	0	851	339	242	0	0	0	0	0	496	0	0	54,085	32,406	21,679
Levenshulme	163	191	0	0	431	950	237	6,425	544	0	0	2,329	0	0	0	70	0	0	0	0	0	0	578	0	0	0	0	1,131	0	0	0	0	0	0	0	13,048	9,158	3,891
Central Eastern Market Share	**1,302**	**191**	**0**	**231**	**664**	**34,656**	**1,490**	**13,008**	**6,759**	**207**	**165**	**4,644**	**0**	**0**	**0**	**70**	**112**	**0**	**0**	**0**	**0**	**0**	**578**	**0**	**851**	**339**	**242**	**1,131**	**0**	**0**	**0**	**0**	**496**	**0**	**0**	**67,133**	**41,563**	**25,570**
Central Western																																						
Hulme	1,997	0	0	0	0	273	0	417	20,529	22,723	10,988	5,066	396	0	255	0	0	0	0	542	4,775	0	0	0	851	677	0	3,553	0	0	757	0	0	0	0	73,798	35,215	38,583
Rusholme	0	0	0	0	0	1,172	271	0	5,710	0	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,434	0	462	0	0	0	9,168	8,486	682
Fallowfield	0	91	0	231	0	273	0	1,167	16,159	0	1,799	2,242	1,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22,967	26,005	-3,038
Withington	0	0	0	0	0	0	0	67	641	800	0	5,125	0	0	364	0	0	0	0	0	955	0	0	0	0	0	0	0	0	0	0	0	496	0	0	8,447	3,882	4,565
Disbury	0	0	0	0	0	0	0	375	1,088	109	315	3,116	9,103	220	255	0	0	0	721	542	0	0	0	0	0	0	0	0	0	0	0	0	496	0	223	16,560	8,401	8,159
Tesco, East Didsbury	326	0	0	0	0	508	0	1,767	3,224	109	1,649	15,621	18,276	220	0	0	0	0	0	0	0	927	0	0	0	0	0	0	0	0	0	577	13,631	4,053	0	60,888	26,584	34,303
Fallowfield Retail Park	0	0	0	0	0	0	0	417	913	0	0	306	213	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,899	3,521	-1,622
Central Western Market Share	**2,322**	**91**	**0**	**231**	**0**	**2,226**	**271**	**4,208**	**48,263**	**23,741**	**14,870**	**31,475**	**28,994**	**490**	**873**	**0**	**0**	**0**	**721**	**1,084**	**5,730**	**927**	**0**	**0**	**851**	**677**	**0**	**3,553**	**0**	**1,434**	**757**	**1,039**	**14,623**	**4,053**	**223**	**193,727**	**112,095**	**81,632**
Western																																						
Chorlton	0	0	94	0	0	0	0	0	913	1,116	18,648	408	488	0	510	0	0	0	0	0	409	0	1,596	0	0	0	81	592	0	0	360	0	0	0	0	25,215	17,065	8,150
Western Market Share	**0**	**0**	**94**	**0**	**0**	**0**	**0**	**0**	**913**	**1,116**	**18,648**	**408**	**488**	**0**	**510**	**0**	**0**	**0**	**0**	**0**	**409**	**0**	**1,596**	**0**	**0**	**0**	**81**	**592**	**0**	**0**	**360**	**0**	**0**	**0**	**0**	**25,215**	**17,065**	**8,150**
Southern																																						
Wythenshawe	0	0	0	0	0	0	93	0	0	0	0	0	0	1,127	1,213	10,045	0	0	0	0	0	0	0	0	0	322	0	0	0	0	0	0	0	0	0	12,801	16,085	-3,284
Northenden	662	0	0	0	0	273	0	0	408	0	0	0	0	7,417	813	309	176	0	0	0	0	0	0	0	0	339	0	0	0	0	0	0	0	675	0	11,072	7,791	3,281
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	408	207	1,799	0	0	6,115	25,573	6,869	0	473	28,170	8,927	955	0	0	0	0	339	0	0	0	0	0	0	0	1,351	0	81,187	48,459	32,728
Southern Market Share	**662**	**0**	**0**	**0**	**0**	**273**	**93**	**0**	**816**	**207**	**1,799**	**0**	**0**	**14,660**	**27,599**	**17,223**	**176**	**473**	**28,170**	**8,927**	**955**	**0**	**0**	**0**	**0**	**1,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,026**	**0**	**105,059**	**72,335**	**32,725**
Manchester City Centre	**10,581**	**1,199**	**1,263**	**508**	**807**	**1,406**	**449**	**742**	**2,059**	**543**	**240**	**262**	**305**	**39**	**0**	**0**	**0**	**0**	**549**	**232**	**409**	**0**	**495**	**360**	**0**	**0**	**104**	**0**	**306**	**683**	**2,126**	**0**	**0**	**289**	**0**	**25,958**	**45,347**	**-19,389**
OTHER CENTRE/STORES	**20,001**	**12,611**	**12,513**	**37,218**	**22,707**	**8,085**	**13,533**	**14,291**	**18,878**	**13,703**	**23,535**	**21,445**	**10,850**	**7,237**	**19,544**	**22,430**	**63,573**	**41,600**	**107,806**	**92,962**	**174,393**	**173,791**	**104,278**	**141,945**	**160,319**	**61,793**	**45,504**	**209,426**	**106,467**	**269,555**	**131,321**	**226,881**	**182,116**	**121,331**	**97,992**	**2,791,633**	**2,791,633**	**0**
TOTAL	**43,410**	**36,343**	**53,763**	**61,594**	**44,241**	**52,075**	**33,854**	**33,331**	**77,687**	**39,518**	**59,961**	**58,234**	**40,637**	**22,545**	**48,526**	**39,823**	**63,861**	**42,073**	**137,245**	**103,205**	**181,897**	**176,572**	**110,085**	**143,815**	**162,020**	**64,485**	**46,174**	**215,348**	**122,587**	**273,105**	**144,151**	**230,922**	**198,276**	**128,665**	**99,157**	**3,389,182**	**3,230,594**	**158,587**

Manchester Household Telephone Interview Survey August 2005

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CONVENIENCE GOODS

TABLE 13
CONVENIENCE GOODS ALLOCATION - SPEND (£000) 2021

Survey Zones 1–18

	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)
Northern																		
Cheetham Hill	1,355	9,803	299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Harpurhey	678	5,905	37,688	11,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sainsbury, Higher Blackley	339	5,143	299	784	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northern Market Share	**2,372**	**20,852**	**38,286**	**12,084**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Eastern																		
Newton Heath	11	0	555	3,592	130	0	0	0	0	0	0	0	0	0	0	105	0	0
Openshaw	0	0	299	0	2,398	0	1,220	0	0	0	0	0	0	0	0	0	0	0
Gorton	0	0	0	0	0	1,248	7,896	139	0	0	0	0	0	0	0	0	0	0
Sportcity	6,506	2,779	3,134	9,144	18,901	4,408	9,987	993	0	0	741	0	0	126	0	0	0	0
Eastern Market Share	**6,517**	**2,779**	**3,988**	**12,737**	**21,429**	**5,656**	**19,104**	**1,132**	**0**	**0**	**741**	**0**	**0**	**126**	**0**	**105**	**0**	**0**
Central Eastern																		
Longsight	1,186	0	0	245	248	35,118	1,328	6,878	6,440	217	173	2,417	0	0	0	0	116	0
Levenshulme	169	203	0	0	461	990	251	6,713	564	0	0	2,432	0	0	0	74	0	0
Central Eastern Market Share	**1,355**	**203**	**0**	**245**	**709**	**36,108**	**1,579**	**13,590**	**7,004**	**217**	**173**	**4,849**	**0**	**0**	**0**	**74**	**116**	**0**
Central Western																		
Hulme	2,078	0	0	0	0	285	0	435	21,272	23,739	11,554	5,290	415	0	269	0	0	0
Rusholme	0	0	0	0	0	1,221	287	0	5,917	0	126	0	0	0	0	0	0	0
Fallowfield	0	96	0	245	0	285	0	1,219	16,744	0	1,892	2,341	1,055	0	0	0	0	0
Withington	0	0	0	0	0	0	0	70	664	836	0	5,350	0	0	384	0	0	0
Disbury	0	0	0	0	0	0	0	392	1,127	114	331	3,253	9,545	233	269	0	0	0
Tesco, East Didsbury	339	0	0	0	0	529	0	1,846	3,341	114	1,734	16,310	19,166	233	0	0	0	0
Fallowfield Retail Park	0	0	0	0	0	0	0	435	946	0	0	319	224	54	0	0	0	0
Central Western Market Share	**2,417**	**96**	**0**	**245**	**0**	**2,319**	**287**	**4,397**	**50,011**	**24,802**	**15,637**	**32,863**	**30,405**	**520**	**921**	**0**	**0**	**0**
Western																		
Chorlton	0	0	100	0	0	0	0	0	946	1,166	19,609	426	511	0	537	0	0	0
Western Market Share	**0**	**0**	**100**	**0**	**0**	**0**	**0**	**0**	**946**	**1,166**	**19,609**	**426**	**511**	**0**	**537**	**0**	**0**	**0**
Southern																		
Wythenshawe	0	0	0	0	0	0	99	0	0	0	0	0	0	1,196	1,279	10,624	0	0
Northenden	689	0	0	0	0	285	0	0	423	0	0	0	0	7,869	857	326	182	0
Tesco Extra, Altricham Rd, Baguley	0	0	0	0	0	0	0	0	423	217	1,892	0	0	6,487	26,955	7,265	0	490
Southern Market Share	**689**	**0**	**0**	**0**	**0**	**285**	**99**	**0**	**845**	**217**	**1,892**	**0**	**0**	**15,552**	**29,090**	**18,216**	**182**	**490**
Manchester City Centre	**11,013**	**1,274**	**1,339**	**539**	**862**	**1,465**	**476**	**775**	**2,133**	**568**	**252**	**274**	**320**	**42**	**0**	**0**	**0**	**0**
OTHER CENTRE/STORES	**20,817**	**13,393**	**13,261**	**39,468**	**24,253**	**8,423**	**14,348**	**14,931**	**19,562**	**14,316**	**24,748**	**22,390**	**11,378**	**7,677**	**20,600**	**23,723**	**65,779**	**43,076**
TOTAL	**45,180**	**38,596**	**56,974**	**65,317**	**47,253**	**54,257**	**35,893**	**34,825**	**80,500**	**41,285**	**63,051**	**60,801**	**42,614**	**23,917**	**51,148**	**42,119**	**66,076**	**43,566**

Survey Zones 19–35, totals

	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)	SALES AT AVERAGE (£000)	VARIATION (£000)
Northern																				
Cheetham Hill	0	0	0	0	855	796	0	0	0	0	0	0	0	0	0	295	0	13,404	8,445	4,959
Harpurhey	0	0	0	0	598	0	0	351	253	0	4,898	0	0	0	0	0	0	61,670	38,827	22,843
Sainsbury, Higher Blackley	0	0	0	951	598	796	0	351	0	0	10,947	0	0	0	0	0	0	20,209	29,618	-9,409
Northern Market Share	**0**	**0**	**0**	**951**	**2,051**	**1,592**	**0**	**702**	**253**	**0**	**15,845**	**0**	**0**	**0**	**0**	**295**	**0**	**95,283**	**76,890**	**18,393**
Eastern																				
Newton Heath	0	0	0	0	598	0	0	0	0	0	0	0	0	0	1,085	0	0	6,077	6,180	-103
Openshaw	0	0	0	951	598	0	0	0	0	0	0	0	782	603	0	0	0	6,852	7,157	-305
Gorton	0	0	0	0	0	0	0	0	0	226	0	0	745	0	0	0	203	10,458	4,492	5,965
Sportcity	0	0	0	0	0	0	0	0	0	451	672	1,493	8,381	2,531	0	688	763	71,698	55,837	15,861
Eastern Market Share	**0**	**0**	**0**	**951**	**1,196**	**0**	**0**	**0**	**0**	**677**	**672**	**1,493**	**9,908**	**3,134**	**1,085**	**688**	**966**	**95,085**	**73,667**	**21,418**
Central Eastern																				
Longsight	0	0	0	0	0	0	881	351	253	0	0	0	0	0	516	0	0	56,367	32,406	23,961
Levenshulme	0	0	0	0	598	0	0	0	0	1,185	0	0	0	0	0	0	0	13,639	9,158	4,482
Central Eastern Market Share	**0**	**0**	**0**	**0**	**598**	**0**	**881**	**351**	**253**	**1,185**	**0**	**0**	**0**	**0**	**516**	**0**	**0**	**70,006**	**41,563**	**28,443**
Central Western																				
Hulme	0	568	5,029	0	0	0	881	702	0	3,725	0	0	782	0	0	0	0	77,024	35,215	41,809
Rusholme	0	0	0	0	0	0	0	0	0	0	0	1,493	0	482	0	0	0	9,526	8,486	1,040
Fallowfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,876	26,005	-2,129
Withington	0	0	1,006	0	0	0	0	0	0	0	0	0	0	0	516	0	0	8,826	3,882	4,944
Disbury	749	568	0	0	0	0	0	0	0	0	0	0	0	0	516	0	229	17,325	8,401	8,924
Tesco, East Didsbury	0	0	0	951	0	0	0	0	0	0	0	0	0	603	14,203	4,130	0	63,497	26,584	36,913
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,978	3,521	-1,543
Central Western Market Share	**749**	**1,136**	**6,034**	**951**	**0**	**0**	**881**	**702**	**0**	**3,725**	**0**	**1,493**	**782**	**1,085**	**15,236**	**4,130**	**229**	**202,052**	**112,095**	**89,957**
Western																				
Chorlton	0	0	431	0	1,652	0	0	0	84	621	0	0	372	0	0	0	0	26,456	17,065	9,391
Western Market Share	**0**	**0**	**431**	**0**	**1,652**	**0**	**0**	**0**	**84**	**621**	**0**	**0**	**372**	**0**	**0**	**0**	**0**	**26,456**	**17,065**	**9,391**
Southern																				
Wythenshawe	0	0	0	0	0	0	0	334	0	0	0	0	0	0	0	0	0	13,532	16,085	-2,553
Northenden	0	0	0	0	0	0	0	351	0	0	0	0	0	0	0	688	0	11,669	7,791	3,879
Tesco Extra, Altricham Rd, Baguley	29,265	9,356	1,006	0	0	0	0	351	0	0	0	0	0	0	0	1,377	0	85,083	48,459	36,624
Southern Market Share	**29,265**	**9,356**	**1,006**	**0**	**0**	**0**	**0**	**1,036**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,065**	**0**	**110,284**	**72,335**	**37,950**
Manchester City Centre	**570**	**243**	**431**	**0**	**513**	**379**	**0**	**0**	**108**	**0**	**320**	**711**	**2,198**	**0**	**0**	**295**	**0**	**27,098**	**45,347**	**-18,249**
OTHER CENTRE/STORES	**111,999**	**97,423**	**183,667**	**178,312**	**107,938**	**149,686**	**166,009**	**64,074**	**47,418**	**219,529**	**111,202**	**280,659**	**135,732**	**236,853**	**189,750**	**123,642**	**100,480**	**2,906,514**	**3,230,594**	**-324,081**
																				0
TOTAL	**142,583**	**108,157**	**191,569**	**181,165**	**113,949**	**151,658**	**167,771**	**66,866**	**48,115**	**225,737**	**128,039**	**284,356**	**148,992**	**241,072**	**206,587**	**131,116**	**101,675**	**3,532,778**	**3,669,556**	**-136,778**

Manchester Household Telephone Interview Survey August 2005

MANCHESTER RETAIL NEED STUDY 2005

Table 14
FLOORSPACE - COMMITMENTS

LOCATION	Local Shopping Area	Gross Flsp (sqm)	Net Flsp (sqm)	Net Convenience Ratio (%)	Net Convenience (sqm)	Company Average Sales (£ per sq m net)	Average Turnover (£000s)	Turnover of Existing Flsp (£000s)	Turnover of Replacement Flsp (£000s)
Tesco, Bury Old Road/Thomas Street, Cheetham	Northern	6,735	4,525	75%	3,394	11,932	40,494	0.955	40,493
Foodstore, Palatine Rd, Northenden	Southern	697	453	100%	453	3,500	1,586		
Tesco, Land End Road, Burnage	Central West	6,319	4,107	75%	3,081	11,932	36,757		
Retail Convenience Store, The Boulevard, Didsbury Point, Barlow Moor	Central West	335	218	100%	218	3,500	762		
Lidl, Wimslow Rd, Rusholme	Central West	1,250	750	100%	750	3,500	2,625		

Source: Manchester City Council

MANCHESTER RETAIL NEED STUDY 2005

Table 15
CONVENIENCE FLOORSPACE

MANCHESTER CITY CENTRE	Gross Flsp (sqm)	Net Flsp (sqm)	Proportion Net Flsp Non Food (%)	Average Sales (£ per sq m net)	Average Turnover (£000s)
M&S Simply Food, Piccadilly Plaza	257	186		10,292	1,914
Tesco Metro, Market St	2,982	1,607		11,932	19,175
Marks & Spencer, Market St	1,170	836		10,292	8,604
Somerfield, Piccadilly Gardens	380	384		4,728	1,816
Sainsbury's Local, Quay St / Deansgate	288	206		10,041	2,068
Sainsbury's Local, Piccadilly Station	399	285		10,041	2,862
Sainsbury's Local, Whitworth St	379	271		10,041	2,721
Other convenience stores	6,875	4,125		1,500	6,188
TOTAL	**12,730**	**7,900**		**5,740**	**45,347**
NORTHERN					
CHEETHAM HILL					
Iceland	814	582		4,717	2,745
Kwik Save	1,570	799		3,575	2,856
Other convenience stores	2,916	1,895		1,500	2,843
HARPURHEY					
Cool Trader	557	398		4,717	1,877
Farmfoods	1,245	957		3,575	3,421
Asda	5,260	2,677	35	12,356	33,073
Other convenience stores	467	304		1,500	455
OUT OF CENTRE					
J Sainsbury, Heaton Pk Rd, Higher Blackley	7,141	2,950	35	10,041	29,618
TOTAL	**19,970**	**10,561**		**7,280**	**76,890**
EASTERN					
NEWTON HEATH					
Netto	1,500	1,000		2,977	2,977
Iceland	739	528		4,717	2,491
Other convenience stores	731	475		1,500	713
OPENSHAW					
Kwik Save	1,198	855		3,575	3,057
Aldi	1,055	754		4,149	3,128
Other convenience stores	997	648		1,500	972
GORTON					
Kwik Save	706	511		3,575	1,827
Other convenience stores	2,734	1,777		1,500	2,666
SPORTS CITY					
Asda	15,449	4,519	45	12,356	55,837
OUT OF CENTRE					
Aldi, Ashton New Road, Clayton	1,394	1,021		4,149	4,236
Aldi, Varley St, Miles Platting	910	450		4,149	1,867
TOTAL	**27,413**	**12,538**		**6,362**	**79,770**
CENTRAL EASTERN					
LONGSIGHT					
Asda	5,846	2,126	35	12,356	26,271
Lidl	1,349	877		3,500	3,070
Farmfoods	372	223		2,977	664
Other convenience stores	2,463	1,601		1,500	2,401
LEVENSHULME					
Cool Trader	702	502		4,717	2,368
Kwik Save	1,161	920		3,575	3,289
Netto	1,500	1,000		2,977	2,977
Other convenience stores	537	349		1,500	524
OUT OF CENTRE					
Sainsbury Local , Petrol Filling Station, Nr Levenshulme	259	185		10,041	1,858
TOTAL	**14,189**	**7,783**		**5,579**	**43,421**

CENTRAL WESTERN					
HULME					
Asda	7,246	2,850	25	12,356	35,215
Other convenience	1,672	1,003		1,500	1,505
RUSHOLME					
Tesco Express	414	276		11,932	3,293
Somerfield	274	183		4,728	865
Kwik Save	1,189	920		3,575	3,289
Other convenience stores	4,443	2,888		1,500	4,332
FALLOWFIELD	6320				
Tesco Express	194	139		2,977	414
Sainsbury's	4,500	2,508	15	10,041	25,186
Other convenience stores	416	270		1,500	405
WITHINGTON					
One Stop	194	139		2,977	414
Somerfield	794	496		4,728	2,345
Other convenience stores	1152	749		1,500	1,123
DIDSBURY					
M&S Simply Food	336	240		10,292	2,470
Co-op	389	278		3,575	994
Aldi	1,040	754		4,149	3,128
Other convenience stores	1,855	1,206		1,500	1,809
OUT OF CENTRE					
Tesco, Parrs Wood Rd, East Didsbury	4,064	2,228		11,932	26,584
Iceland, Fallowfield Retail Park	553	395		4,717	1,863
Kwik Save, Fallowfield Retail Park	1,301	985		3,575	3,521
TOTAL	**38,346**	**18,507**		**6,417**	**118,756**
WESTERN					
CHORLTON					
Late shop Co-op	458	327		3575	1,169
Safeway	2,868	1,858		7,325	13,610
Kwik Save	474	334		3,575	1,194
Other convenience stores	1,120	728		2,000	1,456
TOTAL	**4,920**	**3,247**		**5,368**	**17,429**
SOUTHERN					
NORTHENDEN					
Tesco Metro	1029	489		11,932	5,835
Kwik Save	502	381		3,575	1,362
Other convenience stores	609	396		1,500	594
WYTHENSHAWE					
Farmfoods	426	256		2,977	762
Iceland	676	483		4,717	2,278
Co-op	5,080	3,048		3,575	10,897
Kwik Save	557	437		3,575	1,562
Other convenience stores	601	391		1,500	586
OUT OF CENTRE					
Tesco Extra, Altrincham Rd, Baguley	7,932	4,061	25	11,932	48,459
TOTAL	**17,412**	**9,942**		**7,276**	**72,335**

Source: IGD, Manchester City Council, Experian Goad Centre Reports

Note:

Floorspace

IGD Figures Used where Available.

Where Gross figures are not provided by IGD, Net figures have been grown by 35%

Netto No Fl Sp figures available, assumed a Gross of 1,500 sqm and Net 1,000 sq m

Longsight - Farmfoods taken from Goad Plan then netted down by 35%

Average Sales

Farmfoods, Alldays, One Stop and Late Shop - Used Netto company average of £2,977 per sq m

Co-op used Kwik Save Average of £3,575 per sq m

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 16

FUTURE SHOP FLOORSPACE CAPACITY - CITY CENTRE

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	22,533	23,921	24,551	25,958	27,098
Existing Shop Floorspace (sq m net)	7,900	7,900	7,900	7,900	7,900
Sales per sq m net £	2,852	5,740	5,740	5,740	5,740
Sales from Existing Floorspace (£000)	22,533	45,347	45,347	45,347	45,347
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	-21,426	-20,796	-19,389	-18,249
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	-1,885	-1,829	-1,705	-1,605

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 17
FUTURE SHOP FLOORSPACE CAPACITY - NORTHERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	83,196	85,240	86,532	90,235	95,283
Existing Shop Floorspace (sq m net)	10,561	10,561	10,561	10,561	10,561
Sales per sq m net £	7,877	7,280	7,280	7,280	7,280
Sales from Existing Floorspace (£000)	83,196	76,890	76,890	76,890	76,890
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	8,349	9,642	13,345	18,393
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	734	848	1,174	1,618

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 18
FUTURE SHOP FLOORSPACE CAPACITY - EASTERN

	CONVENIENCE GOODS 2005	2009	2011	2016	2021
Residents Spending (£000)	76,238	80,952	83,475	90,222	95,085
Existing Shop Floorspace (sq m net)	12,538	12,538	12,538	12,538	12,538
Sales per sq m net £	6,080	6,362	6,362	6,362	6,362
Sales from Existing Floorspace (£000)	76,238	79,770	79,770	79,770	79,770
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	1,182	3,705	10,452	15,315
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	104	326	919	1,347

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 19

FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL EASTERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	57,042	60,874	62,719	67,133	70,006
Existing Shop Floorspace (sq m net)	7,783	7,783	7,783	7,783	7,783
Sales per sq m net £	7,329	5,579	5,579	5,579	5,579
Sales from Existing Floorspace (£000)	57,042	43,421	43,421	43,421	43,421
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	17,453	19,298	23,712	26,585
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	1,535	1,697	2,086	2,338

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 20

FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL WESTERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	167,210	178,099	183,068	193,727	202,052
Existing Shop Floorspace (sq m net)	18,507	18,507	18,507	18,507	18,507
Sales per sq m net £	9,035	6,417	6,417	6,417	6,417
Sales from Existing Floorspace (£000)	167,210	118,756	118,756	118,756	118,756
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	59,343	64,312	74,971	83,296
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	5,220	5,657	6,594	7,327

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 21
FUTURE SHOP FLOORSPACE CAPACITY - WESTERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	22,803	23,688	24,170	25,215	26,456
Existing Shop Floorspace (sq m net)	3,247	3,247	3,247	3,247	3,247
Sales per sq m net £	7,023	5,368	5,368	5,368	5,368
Sales from Existing Floorspace (£000)	22,803	17,429	17,429	17,429	17,429
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	6,259	6,741	7,786	9,027
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	551	593	685	794

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 22
FUTURE SHOP FLOORSPACE CAPACITY - SOUTHERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	97,034	99,362	100,912	105,059	110,284
Existing Shop Floorspace (sq m net)	9,942	9,942	9,942	9,942	9,942
Sales per sq m net £	9,760	7,276	7,276	7,276	7,276
Sales from Existing Floorspace (£000)	97,034	72,335	72,335	72,335	72,335
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	27,028	28,577	32,725	37,950
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	2,377	2,514	2,878	3,338

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 23

FUTURE SHOP FLOORSPACE CAPACITY WITH COMMITMENTS - CITY CENTRE

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	22,533	23,921	24,551	25,958	27,098
Existing Shop Floorspace (sq m net)	7,900	7,900	7,900	7,900	7,900
Sales per sq m net £	2,852	5,740	5,740	5,740	5,740
Sales from Existing Floorspace (£000)	22,533	45,347	45,347	45,347	45,347
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	-21,426	-20,796	-19,389	-18,249
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	-1,885	-1,829	-1,705	-1,605

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 24
FUTURE SHOP FLOORSPACE CAPACITY WITH COMMITMENTS - NORTHERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	83,196	85,240	86,532	90,235	95,283
Existing Shop Floorspace (sq m net)	10,561	10,561	10,561	10,561	10,561
Sales per sq m net £	7,877	7,280	7,280	7,280	7,280
Sales from Existing Floorspace (£000)	83,196	76,890	76,890	76,890	76,890
Sales from Proposed Floorspace (£000)	0	40,493	40,493	40,493	40,493
Residual Spending to Support new shops (£000)	0	-32,144	-30,851	-27,149	-22,100
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	-2,827	-2,714	-2,388	-1,944

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

Commitment : Tesco, Bury Old Road/Thomas Street, Cheetham

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 25
FUTURE SHOP FLOORSPACE CAPACITY WITH COMMITMENTS - EASTERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	76,238	80,952	83,475	90,222	95,085
Existing Shop Floorspace (sq m net)	12,538	12,538	12,538	12,538	12,538
Sales per sq m net £	6,080	6,362	6,362	6,362	6,362
Sales from Existing Floorspace (£000)	76,238	79,770	79,770	79,770	79,770
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	1,182	3,705	10,452	15,315
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	104	326	919	1,347

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 26

FUTURE SHOP FLOORSPACE CAPACITY WITH COMMITMENTS - CENTRAL EASTERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	57,042	60,874	62,719	67,133	70,006
Existing Shop Floorspace (sq m net)	7,783	7,783	7,783	7,783	7,783
Sales per sq m net £	7,329	5,579	5,579	5,579	5,579
Sales from Existing Floorspace (£000)	57,042	43,421	43,421	43,421	43,421
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	17,453	19,298	23,712	26,585
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	1,535	1,697	2,086	2,338

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 27

FUTURE SHOP FLOORSPACE CAPACITY WITH COMMITMENTS - CENTRAL WESTERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	167,210	178,099	183,068	193,727	202,052
Existing Shop Floorspace (sq m net)	18,507	18,507	18,507	18,507	18,507
Sales per sq m net £	9,035	6,417	6,417	6,417	6,417
Sales from Existing Floorspace (£000)	167,210	118,756	118,756	118,756	118,756
Sales from Proposed Floorspace (£000)	0	40,144	40,144	40,144	40,144
Residual Spending to Support new shops (£000)	0	19,199	24,168	34,828	43,152
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	1,689	2,126	3,063	3,796

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

Commitment :
- Tesco, Land End Road, Burnage
- Retail Convenience Store, The Boulevard, Didsbury Point, Barlow Moor
- Lidl, Wimslow Road, Rusholme

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 28
FUTURE SHOP FLOORSPACE CAPACITY WITH COMMITMENTS - WESTERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	22,803	23,688	24,170	25,215	26,456
Existing Shop Floorspace (sq m net)	3,247	3,247	3,247	3,247	3,247
Sales per sq m net £	7,023	5,368	5,368	5,368	5,368
Sales from Existing Floorspace (£000)	22,803	17,429	17,429	17,429	17,429
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	6,259	6,741	7,786	9,027
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	551	593	685	794

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)

CAPACITY PROJECTIONS: CONVENIENCE GOODS

TABLE 29
FUTURE SHOP FLOORSPACE CAPACITY WITH COMMITMENTS - SOUTHERN

	CONVENIENCE GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	97,034	99,362	100,912	105,059	110,284
Existing Shop Floorspace (sq m net)	9,942	9,942	9,942	9,942	9,942
Sales per sq m net £	9,760	7,276	7,276	7,276	7,276
Sales from Existing Floorspace (£000)	97,034	72,335	72,335	72,335	72,335
Sales from Proposed Floorspace (£000)	0	1,586	1,586	1,586	1,586
Residual Spending to Support new shops (£000)	0	25,442	26,991	31,139	36,364
Sales per sq m net in new shops (£) Based on large store format (see note 1)	11,369	11,369	11,369	11,369	11,369
Capacity for new floorspace (sq m net)	0	2,238	2,374	2,739	3,199

Note 1 - Average Sales Density from large foodstore format £11,369 (Sales average of Morrisons, Tesco, Sainsbury's and Asda/4)
Commitment : Foodstore, Palatine Rd, Northenden

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

TABLE 30

NORTHERN FLOORSPACE CAPACITY FORECASTS - 100% TRADE RETENTION

	Residents Expenditure (£000)	Benchmark Turnover (£000)	Residual Expenditure (£000)	Convenience Floorspace Capacity (sq m net)
2005	83,252	76,890	6,362	560
2009	85,099	76,890	8,209	722
2011	86,361	76,890	9,471	833
2016	90,106	76,890	13,216	1,162
2021	95,570	76,890	18,680	1,643

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

TABLE 31

EASTERN FLOORSPACE CAPACITY FORECASTS - 100% TRADE RETENTION

	Residents Expenditure (£000)	Benchmark Turnover (£000)	Residual Expenditure (£000)	Convenience Floorspace Capacity (sq m net)
2005	115,107	73,667	41,440	3,645
2009	123,082	73,667	49,415	4,346
2011	127,542	73,667	53,875	4,739
2016	139,688	73,667	66,022	5,807
2021	148,464	73,667	74,797	6,579

TABLE 32

CENTRAL EAST FLOORSPACE CAPACITY FORECASTS - 100% TRADE RETENTION

	Residents Expenditure (£000)	Benchmark Turnover (£000)	Residual Expenditure (£000)	Convenience Floorspace Capacity (sq m net)
2005	73,432	41,563	31,869	2,803
2009	77,809	41,563	36,246	3,188
2011	79,954	41,563	38,391	3,377
2016	85,406	41,563	43,843	3,856
2021	89,082	41,563	47,519	4,180

MANCHESTER CITY COUNCIL

RETAIL NEED STUDY OCTOBER 2005

TABLE 33

CENTRAL WESTERN FLOORSPACE CAPACITY FORECASTS - 100% TRADE RETENTION

	Residents Expenditure (£000)	Benchmark Turnover (£000)	Residual Expenditure (£000)	Convenience Floorspace Capacity (sq m net)
2005	181,300	112,095	69,205	6,087
2009	196,149	112,095	84,055	7,393
2011	202,690	112,095	90,595	7,969
2016	216,075	112,095	103,981	9,146
2021	225,200	112,095	113,105	9,949

TABLE 34
WESTERN FLOORSPACE CAPACITY FORECASTS - 100% TRADE RETENTION

	Residents Expenditure (£000)	Benchmark Turnover (£000)	Residual Expenditure (£000)	Convenience Floorspace Capacity (sq m net)
2005	54,497	17,065	37,432	3,292
2009	56,494	17,065	39,429	3,468
2011	57,611	17,065	40,546	3,566
2016	59,961	17,065	42,896	3,773
2021	63,051	17,065	45,987	4,045

MANCHESTER CITY COUNCIL
RETAIL NEED STUDY OCTOBER 2005

TABLE 35
SOUTHERN FLOORSPACE CAPACITY FORECASTS - 100% TRADE RETENTION

	Residents Expenditure (£000)	Benchmark Turnover (£000)	Residual Expenditure (£000)	Convenience Floorspace Capacity (sq m net)
2005	102,724	72,335	30,389	2,673
2009	104,817	72,335	32,482	2,857
2011	106,453	72,335	34,118	3,001
2016	110,893	72,335	38,559	3,392
2021	117,183	72,335	44,848	3,945

TABLE 36
CITY CENTRE FLOORSPACE CAPACITY FORECASTS - 100% TRADE RETENTION

	Residents Expenditure (£000)	Benchmark Turnover (£000)	Residual Expenditure (£000)	Convenience Floorspace Capacity (sq m net)
2005	37,245	45,347	-8,102	-713
2009	40,094	45,347	-5,253	-462
2011	41,225	45,347	-4,123	-363
2016	43,410	45,347	-1,938	-170
2021	45,180	45,347	-168	-15

APPENDIX 4

COMPARISON GOODS CAPACITY MODELLING

MANCHESTER CITY COUNCIL

RETAIL NEEDS STUDY

FINAL VERSION MAY 2006

Table 1
SURVEY AREA POPULATION FORECASTS

Survey Zone	Postcode Sector Groupings	POPULATION 2005	2009	2011	2016	2021
1	M1 1/2/3/4/5/6/7 M2 1/2/3/4/5/6/7 M3 1/2/3/4/5/6/7 M4 1/2/3/4/5/6/7	20,675	21,644	21,946	22,317	22,431
2	M8 0/4/5/8/9	23,801	23,787	23,911	24,277	24,898
3	M9 0/4/5/6/7/8	33,394	33,078	33,006	33,087	33,861
4	M40 0/1/2/3/5/7/8/9	37,139	36,914	36,947	37,145	38,040
5	M11 1/2/3/4	17,317	20,653	22,321	26,491	27,325
6	M12 4/5/6 M13 0/9	34,005	35,303	35,918	37,303	37,534
7	M18 7/8	20,929	20,778	20,770	20,973	21,474
8	M19 2/3	20,100	20,480	20,626	21,056	21,246
9	M14 4/5/6/7	48,501	53,404	55,306	58,157	58,198
10	M15 4/5/6 M16 7	22,068	22,615	22,843	23,318	23,526
11	M16 8 M21 0/7/8/9	36,118	36,411	36,617	36,804	37,374
12	M19 1 M20 1/3/4	35,157	36,707	37,315	38,431	38,750
13	M20 2/5/6	22,851	23,067	23,107	23,043	23,336
14	M22 4/8	14,044	13,940	13,944	13,967	14,309
15	M23 0/1/2/9	30,648	30,302	30,318	30,366	30,910
16	M22 0//1/5/9 M90 1/2/3/4/5	25,483	25,396	25,485	25,841	26,394
17	SK9 1/2/3/4/5/6/7	35,200	35,072	34,900	34,873	34,846
18	WA16 0/6/7/8/9	22,643	22,643	22,643	22,643	22,643
19	WA13 0/9 WA14 1/2/3/4/5 WA15 0/6/7/8/9	76,727	76,561	76,589	76,841	77,093
20	M33 2/3/4/5/6/7	58,060	58,181	58,385	59,098	59,811
21	M16 0/9 M17 1/8 M31 4 M32 0/8/9 M41 0/5/6/7/8/9 M44 5/6	109,531	110,091	110,765	112,689	114,613
22	M27 0/4/5/6/8/9 M28 0/1/2/3/7 M30 0 /7/8/9	111,395	109,538	108,870	107,882	106,894
23	M5 3/4/5 M50 1/2/3 M6 5/6/7/8 M7 1/2/3/4	69,464	68,749	68,591	68,565	68,539
24	M25 0/1/2/3/9 M26 1/2/3/4 M45 6/7/8	86,696	87,761	88,340	89,995	91,650
25	BL0 0/9 BL8 1/2/3/4 BL9 0/5/6/7/8/9	100,509	100,509	100,509	100,509	100,509
26	BB4 4/5/6/7/8/9	40,609	40,494	40,653	40,709	40,765
27	OL13 0/8/9 OL14 5/6/7/8	29,754	29,635	29,669	29,858	30,047
28	OL11 1//2/3/4/5 OL12 0/6/7/8/9 OL15 0/8/9 OL16 1/2/3/4/5	138,597	139,349	140,070	141,816	143,562
29	M24 1/2/4/5/6 OL10 1/2/3/4	75,670	75,810	75,995	76,660	77,325
30	OL1 1/2/3/4 OL2 5/6/7/8 OL4 1/2/3/4/5 OL8 1//2/3/4 OL9 0/6/7/8/9	181,233	180,820	181,040	182,042	183,044
31	M34 2/3/5/6/7 M35 0/9 M43 6/7	91,389	90,954	90,799	90,632	90,465
32	OL5 0/9 OL6 6/7/8/9 OL7 0/9 SK14 1/2/3/4/5/6/8 SK15 1/2/3 SK16 4/5	143,068	143,742	144,099	145,286	146,473
33	SK1 1/2/3/4 SK2 6/7 SK3 0/8/9 SK4 1/2/3/4/5 SK5 6/7/8	117,602	117,602	117,611	118,345	119,079
34	SK7 1/2/3 SK8 1/2/3/4/5/6/7	77,439	75,944	75,171	73,996	72,821
35	SK2 5 SK6 1/2/3/4/6 SK7 4/5	61,415	60,492	60,147	59,566	58,985
TOTAL		2,069,231	2,078,426	2,085,226	2,104,581	2,118,770

Source: Experian 2005, NEM 2006

Table 1a
POPULATION GROWTH RATES

Survey Zone	GROWTH RATES 2005-2011 (%)	2005-2016 (%)	2005-2021 (%)
1	6	8	8
2	0	2	5
3	-1	-1	1
4	-1	0	2
5	29	53	58
6	6	10	10
7	-1	0	3
8	3	5	6
9	14	20	20
10	4	6	7
11	1	2	3
12	6	9	10
13	1	1	2
14	-1	-1	2
15	-1	-1	1
16	0	1	4
17	-1	-1	-1
18	0	0	0
19	0	0	0
20	1	2	3
21	1	3	5
22	-2	-3	-4
23	-1	-1	-1
24	2	4	6
25	0	0	0
26	0	0	0
27	0	0	1
28	1	2	4
29	0	1	2
30	0	0	1
31	-1	-1	-1
32	1	2	2
33	0	1	1
34	-3	-4	-6
35	-2	-3	-4
TOTAL	0.8	1.3	1.6

MANCHESTER CITY COUNCIL

RETAIL NEEDS STUDY

FINAL VERSION MAY 2006

TABLE 2
SURVEY AREA RETAIL EXPENDITURE FORECASTS PER CAPITA (2003 prices)

GROWTH IN PER CAPITA RETAIL EXPENDITURE:
Convenience Goods 0.70 %pa 2003-2021
Comparison Goods 4.30 %pa 2003-2021

	CONVENIENCE GOODS							COMPARISON GOODS						
ZONE	2003	2003 Minus SFT	2005	2009	2011	2016	2021	2003	2003 Minus SFT	2005	2009	2011	2016	2021
1	1,810	1,777	1,801	1,852	1,878	1,945	2,014	2,922	2,735	2,975	3,521	3,830	4,728	5,835
2	1,393	1,367	1,386	1,426	1,446	1,497	1,550	2,127	1,991	2,166	2,563	2,788	3,441	4,248
3	1,512	1,484	1,505	1,547	1,569	1,625	1,683	2,077	1,944	2,115	2,503	2,723	3,361	4,148
4	1,543	1,514	1,536	1,579	1,601	1,658	1,717	2,085	1,952	2,123	2,512	2,733	3,373	4,164
5	1,554	1,525	1,547	1,590	1,613	1,670	1,729	2,068	1,936	2,106	2,492	2,711	3,346	4,130
6	1,299	1,275	1,293	1,329	1,348	1,396	1,446	1,907	1,785	1,942	2,298	2,500	3,085	3,808
7	1,502	1,474	1,495	1,537	1,559	1,614	1,671	2,067	1,935	2,105	2,491	2,710	3,344	4,128
8	1,473	1,446	1,466	1,508	1,529	1,583	1,639	2,314	2,166	2,356	2,788	3,033	3,744	4,621
9	1,243	1,220	1,237	1,272	1,290	1,336	1,383	1,925	1,802	1,960	2,320	2,523	3,115	3,844
10	1,577	1,548	1,570	1,614	1,637	1,695	1,755	2,394	2,241	2,438	2,885	3,138	3,873	4,781
11	1,516	1,488	1,509	1,552	1,573	1,629	1,687	2,515	2,354	2,561	3,031	3,297	4,069	5,023
12	1,410	1,384	1,403	1,443	1,463	1,515	1,569	2,145	2,008	2,184	2,585	2,812	3,471	4,284
13	1,641	1,611	1,633	1,679	1,703	1,764	1,826	2,889	2,704	2,942	3,481	3,787	4,674	5,770
14	1,502	1,474	1,495	1,537	1,559	1,614	1,671	2,213	2,071	2,253	2,667	2,901	3,581	4,420
15	1,487	1,459	1,480	1,522	1,543	1,598	1,655	2,079	1,946	2,117	2,505	2,725	3,364	4,152
16	1,434	1,407	1,427	1,468	1,488	1,541	1,596	1,909	1,787	1,944	2,300	2,502	3,089	3,812
17	1,704	1,672	1,696	1,744	1,768	1,831	1,896	2,942	2,754	2,996	3,545	3,856	4,760	5,875
18	1,729	1,697	1,721	1,770	1,794	1,858	1,924	2,986	2,795	3,040	3,598	3,914	4,831	5,963
19	1,662	1,631	1,654	1,701	1,725	1,786	1,849	2,886	2,701	2,939	3,478	3,783	4,669	5,764
20	1,625	1,595	1,617	1,663	1,686	1,746	1,808	2,703	2,530	2,752	3,257	3,543	4,373	5,398
21	1,502	1,474	1,495	1,537	1,559	1,614	1,671	2,330	2,181	2,372	2,808	3,054	3,770	4,653
22	1,523	1,495	1,516	1,559	1,581	1,637	1,695	2,340	2,190	2,383	2,820	3,067	3,786	4,673
23	1,494	1,466	1,487	1,529	1,551	1,606	1,663	2,184	2,044	2,224	2,632	2,863	3,534	4,362
24	1,487	1,459	1,480	1,522	1,543	1,598	1,655	2,376	2,224	2,419	2,863	3,115	3,844	4,745
25	1,500	1,472	1,493	1,535	1,557	1,612	1,669	2,424	2,269	2,468	2,921	3,177	3,922	4,841
26	1,474	1,447	1,467	1,509	1,530	1,584	1,640	2,326	2,177	2,368	2,803	3,049	3,763	4,645
27	1,439	1,412	1,432	1,473	1,493	1,546	1,601	2,183	2,043	2,223	2,630	2,862	3,532	4,360
28	1,413	1,387	1,406	1,446	1,466	1,519	1,572	2,197	2,056	2,237	2,647	2,880	3,555	4,388
29	1,488	1,460	1,481	1,523	1,544	1,599	1,656	2,215	2,073	2,255	2,669	2,904	3,584	4,424
30	1,396	1,370	1,389	1,429	1,449	1,500	1,553	2,116	1,981	2,155	2,550	2,774	3,424	4,226
31	1,480	1,453	1,473	1,515	1,536	1,591	1,647	2,230	2,087	2,271	2,687	2,923	3,608	4,453
32	1,479	1,452	1,472	1,514	1,535	1,589	1,646	2,244	2,100	2,285	2,704	2,942	3,631	4,481
33	1,559	1,530	1,552	1,596	1,618	1,675	1,735	2,463	2,305	2,508	2,968	3,229	3,985	4,919
34	1,618	1,588	1,610	1,656	1,679	1,739	1,801	2,786	2,608	2,837	3,357	3,652	4,508	5,564
35	1,549	1,520	1,542	1,585	1,608	1,665	1,724	2,493	2,333	2,538	3,004	3,268	4,034	4,979

MANCHESTER CITY COUNCIL

RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

TABLE 3
SURVEY AREA RETAIL EXPENDITURE FORECASTS (2003 prices)

	RETAIL EXPENDITURE									
	CONVENIENCE GOODS					COMPARISON GOODS				
ZONE	2005 (£000)	2009 (£000)	2011 (£000)	2016 (£000)	2021 (£000)	2005 (£000)	2009 (£000)	2011 (£000)	2016 (£000)	2021 (£000)
1	37,245	40,094	41,225	43,410	45,180	61,513	76,208	84,059	105,509	130,894
2	32,999	33,912	34,568	36,343	38,596	51,547	60,966	66,668	83,548	105,763
3	50,254	51,187	51,793	53,763	56,974	70,624	82,786	89,863	111,190	140,454
4	57,036	58,294	59,166	61,594	65,317	78,846	92,743	100,980	125,308	158,395
5	26,784	32,847	35,999	44,241	47,253	36,464	51,465	60,508	88,638	112,851
6	43,964	46,934	48,423	52,075	54,257	66,029	81,123	89,787	115,098	142,946
7	31,287	31,940	32,377	33,854	35,893	44,049	51,752	56,277	70,141	88,645
8	29,468	30,874	31,531	33,331	34,825	47,359	57,105	62,565	78,834	98,180
9	60,003	67,938	71,346	77,687	80,500	95,066	123,876	139,558	181,136	223,733
10	34,637	36,500	37,386	39,518	41,285	53,794	65,238	71,685	90,321	112,475
11	54,497	56,494	57,611	59,961	63,051	92,492	110,345	120,718	149,763	187,718
12	49,338	52,971	54,605	58,234	60,801	76,786	94,876	104,921	133,377	165,994
13	37,322	38,741	39,353	40,637	42,614	67,220	80,301	87,507	107,711	134,636
14	20,995	21,429	21,736	22,545	23,917	31,646	37,173	40,450	50,010	63,240
15	45,359	46,116	46,788	48,526	51,148	64,879	75,911	82,624	102,144	128,334
16	36,370	37,272	37,928	39,823	42,119	49,534	58,419	63,774	79,815	100,625
17	59,698	61,164	61,719	63,861	66,076	105,446	124,333	134,592	165,998	204,734
18	38,965	40,068	40,631	42,073	43,566	68,844	81,471	88,629	109,395	135,026
19	126,920	130,228	132,106	137,245	142,583	225,470	266,248	289,743	358,807	444,329
20	93,903	96,761	98,465	103,205	108,157	159,797	189,500	206,870	258,458	322,865
21	163,741	169,234	172,663	181,897	191,569	259,859	309,093	338,305	424,824	533,314
22	168,855	170,739	172,082	176,572	181,165	265,415	308,860	333,945	408,448	499,531
23	103,290	105,120	106,352	110,085	113,949	154,475	180,926	196,368	242,285	298,940
24	128,310	133,561	136,331	143,815	151,658	209,744	251,264	275,140	345,969	434,883
25	150,053	154,299	156,467	162,020	167,771	248,074	293,575	319,365	394,193	486,554
26	59,576	61,088	62,189	64,485	66,866	96,178	113,496	123,952	153,205	189,361
27	42,614	43,645	44,309	46,174	48,115	66,137	77,954	84,900	105,460	130,993
28	194,915	201,518	205,406	215,348	225,737	310,048	368,906	403,390	504,112	629,887
29	112,067	115,451	117,358	122,587	128,039	170,664	202,340	220,653	274,735	342,048
30	251,809	258,344	262,293	273,105	284,356	390,479	461,046	502,158	623,245	773,508
31	134,619	137,769	139,466	144,151	148,992	207,512	244,404	265,422	327,008	402,883
32	210,601	217,580	221,185	230,922	241,072	326,896	388,676	423,871	527,495	656,408
33	182,478	187,641	190,292	198,276	206,587	294,933	349,028	379,719	471,613	585,724
34	124,706	125,759	126,228	128,665	131,116	219,677	254,951	274,525	333,550	405,164
35	94,684	95,900	96,692	99,157	101,675	155,898	181,720	196,556	240,266	293,668
TOTAL	3,089,361	3,189,412	3,244,068	3,389,182	3,532,778	4,923,395	5,848,079	6,380,044	7,941,610	9,864,701

SOURCE: Table 1, Experian Business Solutions Growth Rates and Expenditure Data for Manchester
NOTES: Special Forms of trading removed : -
i) Convenience goods 0.9%
ii) Comparison goods 6.4%

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 4
COMPARISON GOODS ALLOCATION - % MARKET SHARE 2005

	SURVEY ZONES																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Manchester City Centre	58.5	44.5	45.6	49.3	41.1	43.6	30.1	26.6	48.3	46.8	32.5	26.1	26.1	23.2	11.4	18.2	8.9	10.1	9.7	13.9	8.4	19.3	30.6	15.8	8.2	12.4	11.1	11.7	22.7	10.7	25.0	14.1	8.9	10.3	6.5
Northern																																			
Cheetham Hill	1.9	11.2	4.7	2.9	0.2	1.0	0.2	0.2	1.1	1.0	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	1.3	1.5	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Harpurhey	0.0	1.1	9.2	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Manchester Fort/Queens Rd	2.3	14.1	4.1	2.1	0.2	0.9	0.5	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	2.7	2.4	0.0	0.0	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0
Heaton Mills Retail Park	0.1	1.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.2	0.0	0.0	0.0	0.0	1.7	0.1	0.0	0.0	0.2	0.2	0.0
Northern Market Share	**4.3**	**27.6**	**18.6**	**9.0**	**0.4**	**2.0**	**0.7**	**0.5**	**1.1**	**1.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.2**	**0.0**	**0.0**	**1.1**	**4.2**	**4.1**	**0.0**	**0.0**	**0.0**	**0.0**	**2.8**	**0.1**	**0.4**	**0.0**	**0.4**	**0.2**	**0.0**
Eastern																																			
Newton Heath	0.0	0.0	0.3	2.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Openshaw (incl. Matalan)	0.0	0.0	0.1	0.1	2.8	0.2	0.9	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Gorton	0.3	0.0	0.2	0.0	0.3	1.1	6.9	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Sportcity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Focus/Carpet World, Newton Heath	0.1	0.0	0.6	1.4	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Eastern Market Share	**0.4**	**0.0**	**1.2**	**4.3**	**3.4**	**1.4**	**7.8**	**0.2**	**0.1**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.0**
Central East																																			
Longsight	0.0	0.0	0.0	0.0	0.0	13.2	0.0	1.5	0.2	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Levenshulme	0.3	0.0	0.0	0.2	0.0	1.3	0.0	2.4	0.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
B&Q Burnage	0.2	0.2	0.1	0.1	0.4	3.3	0.3	4.3	4.6	0.5	0.2	6.2	4.3	0.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.0
Central East Market Share	**0.5**	**0.2**	**0.1**	**0.3**	**0.4**	**17.9**	**0.3**	**8.3**	**4.9**	**0.5**	**0.4**	**6.8**	**4.3**	**0.5**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.4**	**0.0**	**0.0**	**0.0**	**0.2**	**0.1**	**0.0**	**0.0**	**0.0**	**0.4**	**0.1**	**0.0**
Central West																																			
Hulme	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	1.3	2.2	0.7	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rusholme	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.2	1.6	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Withington	0.2	0.1	0.0	0.0	0.3	0.2	0.1	0.0	0.4	0.0	0.4	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Disbury	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.7	5.1	0.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Princes Parkway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central West Market Share	**0.2**	**0.1**	**0.3**	**0.0**	**0.3**	**1.2**	**0.1**	**0.4**	**3.4**	**2.4**	**1.5**	**1.4**	**5.3**	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.0**	**0.1**	**0.5**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**
Western																																			
Chorlton	0.5	0.2	0.0	0.0	0.4	0.0	0.0	0.6	1.0	2.4	8.6	0.7	1.8	0.4	0.7	0.4	0.4	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
Western Market Share	**0.5**	**0.2**	**0.0**	**0.0**	**0.4**	**0.0**	**0.0**	**0.6**	**1.0**	**2.4**	**8.6**	**0.7**	**1.8**	**0.4**	**0.7**	**0.4**	**0.4**	**0.0**	**0.4**	**0.0**	**0.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**
Southern																																			
Northenden	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.6	0.2	4.6	2.1	2.5	0.0	0.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2	0.0
Wythenshawe	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.3	0.0	0.2	0.1	0.3	5.4	5.5	20.4	0.8	0.0	0.0	0.5	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0
Brookway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Southern Market Share	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.2**	**0.7**	**0.0**	**0.2**	**0.8**	**0.5**	**10.3**	**7.7**	**22.9**	**0.8**	**0.2**	**0.0**	**0.9**	**0.1**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.0**	**0.2**	**0.4**	**0.0**	**0.1**	**0.0**	**0.0**	**1.1**	**0.0**
Total Sub Areas Market Share	**6.0**	**28.1**	**20.1**	**13.7**	**4.9**	**22.7**	**8.8**	**10.2**	**11.2**	**6.7**	**10.7**	**10.0**	**12.1**	**12.0**	**8.4**	**23.5**	**1.2**	**0.5**	**0.8**	**1.1**	**0.8**	**1.3**	**4.3**	**4.5**	**0.0**	**0.3**	**0.5**	**0.4**	**3.3**	**0.1**	**1.2**	**0.2**	**0.8**	**1.3**	**0.0**
Other Centres/Stores	**35.5**	**27.3**	**34.3**	**37.1**	**54.0**	**33.7**	**61.1**	**63.2**	**40.5**	**46.6**	**56.8**	**63.9**	**61.8**	**64.7**	**80.3**	**58.4**	**89.9**	**89.4**	**89.5**	**85.0**	**90.7**	**79.3**	**65.1**	**79.7**	**91.8**	**87.3**	**88.4**	**87.9**	**74.0**	**89.2**	**73.8**	**85.7**	**90.3**	**88.3**	**93.5**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey September 2005

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 5
COMPARISON GOODS ALLOCATION - % MARKET SHARE 2009

	SURVEY ZONES																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Manchester City Centre	58.5	44.5	45.6	49.3	41.1	43.6	30.1	26.6	48.3	46.8	32.5	26.1	26.1	23.2	11.4	18.2	8.9	10.1	9.7	13.9	8.4	19.3	30.6	15.8	8.2	12.4	11.1	11.7	22.7	10.7	25.0	14.1	8.9	10.3	6.5
Northern																																			
Cheetham Hill	1.9	11.2	4.7	2.9	0.2	1.0	0.2	0.2	1.1	1.0	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	1.3	1.5	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Harpurhey	0.0	1.1	9.2	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Manchester Fort/Queens Rd	2.3	14.1	4.1	2.1	0.2	0.9	0.5	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	2.7	2.4	0.0	0.0	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0
Heaton Mills Retail Park	0.1	1.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.2	0.0	0.0	0.0	0.0	1.7	0.1	0.0	0.0	0.2	0.2	0.0
Northern Market Share	**4.3**	**27.6**	**18.6**	**9.0**	**0.4**	**2.0**	**0.7**	**0.5**	**1.1**	**1.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.2**	**0.0**	**0.0**	**1.1**	**4.2**	**4.1**	**0.0**	**0.0**	**0.0**	**0.0**	**2.8**	**0.1**	**0.4**	**0.0**	**0.4**	**0.2**	**0.0**
Eastern																																			
Newton Heath	0.0	0.0	0.3	2.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Openshaw (incl. Matalan)	0.0	0.0	0.1	0.1	2.8	0.2	0.9	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Gorton	0.3	0.0	0.2	0.0	0.3	1.1	6.9	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Sportcity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Focus/Carpet World, Newton Hea	0.1	0.0	0.6	1.4	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Eastern Market Share	**0.4**	**0.0**	**1.2**	**4.3**	**3.4**	**1.4**	**7.8**	**0.2**	**0.1**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.0**
Central East																																			
Longsight	0.0	0.0	0.0	0.0	0.0	13.2	0.0	1.5	0.2	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Levenshulme	0.3	0.0	0.0	0.2	0.0	1.3	0.0	2.4	0.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
B&Q Burnage	0.2	0.2	0.1	0.1	0.4	3.3	0.3	4.3	4.6	0.5	0.2	6.2	4.3	0.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.0
Central East Market Share	**0.5**	**0.2**	**0.1**	**0.3**	**0.4**	**17.9**	**0.3**	**8.3**	**4.9**	**0.5**	**0.4**	**6.8**	**4.3**	**0.5**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.4**	**0.0**	**0.0**	**0.0**	**0.2**	**0.1**	**0.0**	**0.0**	**0.0**	**0.4**	**0.1**	**0.0**
Central West																																			
Hulme	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	1.3	2.2	0.7	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rusholme	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.2	1.6	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Withington	0.2	0.1	0.0	0.0	0.3	0.2	0.1	0.0	0.4	0.0	0.4	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disbury	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.7	5.1	0.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Princes Parkway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central West Market Share	**0.2**	**0.1**	**0.3**	**0.0**	**0.3**	**1.2**	**0.1**	**0.4**	**3.4**	**2.4**	**1.5**	**1.4**	**5.3**	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.0**	**0.1**	**0.5**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**
Western																																			
Chorlton	0.5	0.2	0.0	0.0	0.4	0.0	0.0	0.6	1.0	2.4	8.6	0.7	1.8	0.4	0.7	0.4	0.4	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
Western Market Share	**0.5**	**0.2**	**0.0**	**0.0**	**0.4**	**0.0**	**0.0**	**0.6**	**1.0**	**2.4**	**8.6**	**0.7**	**1.8**	**0.4**	**0.7**	**0.4**	**0.4**	**0.0**	**0.4**	**0.0**	**0.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**
Southern																																			
Northenden	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.6	0.2	4.6	2.1	2.5	0.0	0.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2	0.0
Wythenshawe	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.3	0.0	0.2	0.1	0.3	5.4	5.5	20.4	0.8	0.0	0.0	0.5	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0
Brookway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Southern Market Share	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.2**	**0.7**	**0.0**	**0.2**	**0.8**	**0.5**	**10.3**	**7.7**	**22.9**	**0.8**	**0.2**	**0.0**	**0.9**	**0.1**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.0**	**0.2**	**0.4**	**0.0**	**0.1**	**0.0**	**0.0**	**1.1**	**0.0**
Total Sub Areas Market Share	**6.0**	**28.1**	**20.1**	**13.7**	**4.9**	**22.7**	**8.8**	**10.2**	**11.2**	**6.7**	**10.7**	**10.0**	**12.1**	**12.0**	**8.4**	**23.5**	**1.2**	**0.5**	**0.8**	**1.1**	**0.8**	**1.3**	**4.3**	**4.5**	**0.0**	**0.3**	**0.5**	**0.4**	**3.3**	**0.1**	**1.2**	**0.2**	**0.8**	**1.3**	**0.0**
Other Centres/Stores	**35.5**	**27.3**	**34.3**	**37.1**	**54.0**	**33.7**	**61.1**	**63.2**	**40.5**	**46.6**	**56.8**	**63.9**	**61.8**	**64.7**	**80.3**	**58.4**	**89.9**	**89.4**	**89.5**	**85.0**	**90.7**	**79.3**	**65.1**	**79.7**	**91.8**	**87.3**	**88.4**	**87.9**	**74.0**	**89.2**	**73.8**	**85.7**	**90.3**	**88.3**	**93.5**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey September 2005

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 6
COMPARISON GOODS ALLOCATION - % MARKET SHARE 2011

	SURVEY ZONES																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Manchester City Centre	58.5	44.5	45.6	49.3	41.1	43.6	30.1	26.6	48.3	46.8	32.5	26.1	26.1	23.2	11.4	18.2	8.9	10.1	9.7	13.9	8.4	19.3	30.6	15.8	8.2	12.4	11.1	11.7	22.7	10.7	25.0	14.1	8.9	10.3	6.5
Northern																																			
Cheetham Hill	1.9	11.2	4.7	2.9	0.2	1.0	0.2	0.2	1.1	1.0	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	1.3	1.5	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Harpurhey	0.0	1.1	9.2	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Manchester Fort/Queens Rd	2.3	14.1	4.1	2.1	0.2	0.9	0.5	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	2.7	2.4	0.0	0.0	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0
Heaton Mills Retail Park	0.1	1.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.2	0.0	0.0	0.0	0.0	1.7	0.1	0.0	0.0	0.2	0.2	0.0
Northern Market Share	**4.3**	**27.6**	**18.6**	**9.0**	**0.4**	**2.0**	**0.7**	**0.5**	**1.1**	**1.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.2**	**0.0**	**0.0**	**1.1**	**4.2**	**4.1**	**0.0**	**0.0**	**0.0**	**0.0**	**2.8**	**0.1**	**0.4**	**0.0**	**0.4**	**0.2**	**0.0**
Eastern																																			
Newton Heath	0.0	0.0	0.3	2.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Openshaw (incl. Matalan)	0.0	0.0	0.1	0.1	2.8	0.2	0.9	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Gorton	0.3	0.0	0.2	0.0	0.3	1.1	6.9	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Sportcity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Focus/Carpet World, Newton Heath	0.1	0.0	0.6	1.4	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Eastern Market Share	**0.4**	**0.0**	**1.2**	**4.3**	**3.4**	**1.4**	**7.8**	**0.2**	**0.1**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.0**
Central East																																			
Longsight	0.0	0.0	0.0	0.0	0.0	13.2	0.0	1.5	0.2	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Levenshulme	0.3	0.0	0.0	0.2	0.0	1.3	0.0	2.4	0.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
B&Q Burnage	0.2	0.2	0.1	0.1	0.4	3.3	0.3	4.3	4.6	0.5	0.2	6.2	4.3	0.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.0
Central East Market Share	**0.5**	**0.2**	**0.1**	**0.3**	**0.4**	**17.9**	**0.3**	**8.3**	**4.9**	**0.5**	**0.4**	**6.8**	**4.3**	**0.5**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.4**	**0.0**	**0.0**	**0.0**	**0.2**	**0.1**	**0.0**	**0.0**	**0.0**	**0.4**	**0.1**	**0.0**
Central West																																			
Hulme	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	1.3	2.2	0.7	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rusholme	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.2	1.6	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Withington	0.2	0.1	0.0	0.0	0.3	0.2	0.1	0.0	0.4	0.0	0.4	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disbury	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.7	5.1	0.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Princes Parkway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central West Market Share	**0.2**	**0.1**	**0.3**	**0.0**	**0.3**	**1.2**	**0.1**	**0.4**	**3.4**	**2.4**	**1.5**	**1.4**	**5.3**	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.0**	**0.1**	**0.5**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**
Western																																			
Chorlton	0.5	0.2	0.0	0.0	0.4	0.0	0.0	0.6	1.0	2.4	8.6	0.7	1.8	0.4	0.7	0.4	0.4	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
Western Market Share	**0.5**	**0.2**	**0.0**	**0.0**	**0.4**	**0.0**	**0.0**	**0.6**	**1.0**	**2.4**	**8.6**	**0.7**	**1.8**	**0.4**	**0.7**	**0.4**	**0.4**	**0.0**	**0.4**	**0.0**	**0.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**
Southern																																			
Northenden	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.6	0.2	4.6	2.1	2.5	0.0	0.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2	0.0
Wythenshawe	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.3	0.0	0.2	0.1	0.3	5.4	5.5	20.4	0.8	0.0	0.0	0.5	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0
Brookway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Southern Market Share	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.2**	**0.7**	**0.0**	**0.2**	**0.8**	**0.5**	**10.3**	**7.7**	**22.9**	**0.8**	**0.2**	**0.0**	**0.9**	**0.1**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.0**	**0.2**	**0.4**	**0.0**	**0.1**	**0.0**	**0.0**	**1.1**	**0.0**
Total Sub Areas Market Share	**6.0**	**28.1**	**20.1**	**13.7**	**4.9**	**22.7**	**8.8**	**10.2**	**11.2**	**6.7**	**10.7**	**10.0**	**12.1**	**12.0**	**8.4**	**23.5**	**1.2**	**0.5**	**0.8**	**1.1**	**0.8**	**1.3**	**4.3**	**4.5**	**0.0**	**0.3**	**0.5**	**0.4**	**3.3**	**0.1**	**1.2**	**0.2**	**0.8**	**1.3**	**0.0**
Other Centres/Stores	**35.5**	**27.3**	**34.3**	**37.1**	**54.0**	**33.7**	**61.1**	**63.2**	**40.5**	**46.6**	**56.8**	**63.9**	**61.8**	**64.7**	**80.3**	**58.4**	**89.9**	**89.4**	**89.5**	**85.0**	**90.7**	**79.3**	**65.1**	**79.7**	**91.8**	**87.3**	**88.4**	**87.9**	**74.0**	**89.2**	**73.8**	**85.7**	**90.3**	**88.3**	**93.5**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey September 2005

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 7
COMPARISON GOODS ALLOCATION - % MARKET SHARE 2016

	SURVEY ZONES																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Manchester City Centre	58.5	44.5	45.6	49.3	41.1	43.6	30.1	26.6	48.3	46.8	32.5	26.1	26.1	23.2	11.4	18.2	8.9	10.1	9.7	13.9	8.4	19.3	30.6	15.8	8.2	12.4	11.1	11.7	22.7	10.7	25.0	14.1	8.9	10.3	6.5
Northern																																			
Cheetham Hill	1.9	11.2	4.7	2.9	0.2	1.0	0.2	0.2	1.1	1.0	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	1.3	1.5	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Harpurhey	0.0	1.1	9.2	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Manchester Fort/Queens Rd	2.3	14.1	4.1	2.1	0.2	0.9	0.5	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	2.7	2.4	0.0	0.0	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0
Heaton Mills Retail Park	0.1	1.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.2	0.0	0.0	0.0	0.0	1.7	0.1	0.0	0.0	0.2	0.2	0.0
Northern Market Share	**4.3**	**27.6**	**18.6**	**9.0**	**0.4**	**2.0**	**0.7**	**0.5**	**1.1**	**1.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.2**	**0.0**	**0.0**	**1.1**	**4.2**	**4.1**	**0.0**	**0.0**	**0.0**	**0.0**	**2.8**	**0.1**	**0.4**	**0.0**	**0.4**	**0.2**	**0.0**
Eastern																																			
Newton Heath	0.0	0.0	0.3	2.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Openshaw (incl. Matalan)	0.0	0.0	0.1	0.1	2.8	0.2	0.9	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Gorton	0.3	0.0	0.2	0.0	0.3	1.1	6.9	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Sportcity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Focus/Carpet World, Newton Heath	0.1	0.0	0.6	1.4	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Eastern Market Share	**0.4**	**0.0**	**1.2**	**4.3**	**3.4**	**1.4**	**7.8**	**0.2**	**0.1**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.0**
Central East																																			
Longsight	0.0	0.0	0.0	0.0	0.0	13.2	0.0	1.5	0.2	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Levenshulme	0.3	0.0	0.0	0.2	0.0	1.3	0.0	2.4	0.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
B&Q Burnage	0.2	0.2	0.1	0.1	0.4	3.3	0.3	4.3	4.6	0.5	0.2	6.2	4.3	0.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.0
Central East Market Share	**0.5**	**0.2**	**0.1**	**0.3**	**0.4**	**17.9**	**0.3**	**8.3**	**4.9**	**0.5**	**0.4**	**6.8**	**4.3**	**0.5**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.4**	**0.0**	**0.0**	**0.0**	**0.2**	**0.1**	**0.0**	**0.0**	**0.0**	**0.4**	**0.1**	**0.0**
Central West																																			
Hulme	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	1.3	2.2	0.7	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rusholme	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.2	1.6	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Withington	0.2	0.1	0.0	0.0	0.3	0.2	0.1	0.0	0.4	0.0	0.4	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Disbury	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.7	5.1	0.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Princes Parkway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central West Market Share	**0.2**	**0.1**	**0.3**	**0.0**	**0.3**	**1.2**	**0.1**	**0.4**	**3.4**	**2.4**	**1.5**	**1.4**	**5.3**	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.0**	**0.1**	**0.5**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**
Western																																			
Chorlton	0.5	0.2	0.0	0.0	0.4	0.0	0.0	0.6	1.0	2.4	8.6	0.7	1.8	0.4	0.7	0.4	0.4	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
Western Market Share	**0.5**	**0.2**	**0.0**	**0.0**	**0.4**	**0.0**	**0.0**	**0.6**	**1.0**	**2.4**	**8.6**	**0.7**	**1.8**	**0.4**	**0.7**	**0.4**	**0.4**	**0.0**	**0.4**	**0.0**	**0.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**
Southern																																			
Northenden	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.6	0.2	4.6	2.1	2.5	0.0	0.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2	0.0
Wythenshawe	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.3	0.0	0.2	0.1	0.3	5.4	5.5	20.4	0.8	0.0	0.0	0.5	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0
Brookway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Southern Market Share	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.2**	**0.7**	**0.0**	**0.2**	**0.8**	**0.5**	**10.3**	**7.7**	**22.9**	**0.8**	**0.2**	**0.0**	**0.9**	**0.1**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.0**	**0.2**	**0.4**	**0.0**	**0.1**	**0.0**	**0.0**	**1.1**	**0.0**
Total Sub Areas Market Share	**6.0**	**28.1**	**20.1**	**13.7**	**4.9**	**22.7**	**8.8**	**10.2**	**11.2**	**6.7**	**10.7**	**10.0**	**12.1**	**12.0**	**8.4**	**23.5**	**1.2**	**0.5**	**0.8**	**1.1**	**0.8**	**1.3**	**4.3**	**4.5**	**0.0**	**0.3**	**0.5**	**0.4**	**3.3**	**0.1**	**1.2**	**0.2**	**0.8**	**1.3**	**0.0**
Other Centres/Stores	**35.5**	**27.3**	**34.3**	**37.1**	**54.0**	**33.7**	**61.1**	**63.2**	**40.5**	**46.6**	**56.8**	**63.9**	**61.8**	**64.7**	**80.3**	**58.4**	**89.9**	**89.4**	**89.5**	**85.0**	**90.7**	**79.3**	**65.1**	**79.7**	**91.8**	**87.3**	**88.4**	**87.9**	**74.0**	**89.2**	**73.8**	**85.7**	**90.3**	**88.3**	**93.5**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey September 2005

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 8
COMPARISON GOODS ALLOCATION - % MARKET SHARE 2021

	SURVEY ZONES																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Manchester City Centre	58.5	43.4	44.6	45.8	40.3	39.6	29.3	26.4	47.0	46.8	32.2	25.6	25.9	23.2	11.4	18.2	8.9	10.1	9.7	13.9	8.4	19.3	30.6	15.8	8.2	12.4	11.1	11.7	22.7	10.7	25.0	14.1	8.9	10.3	6.5
Northern																																			
Cheetham Hill	1.9	11.2	4.7	2.9	0.2	1.0	0.2	0.2	1.1	1.0	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	1.3	1.5	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Harpurhey	0.0	1.1	9.2	3.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Manchester Fort/Queens Rd	2.3	14.1	4.1	2.1	0.2	0.9	0.5	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	2.7	2.4	0.0	0.0	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0
Heaton Mills Retail Park	0.1	1.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.2	0.0	0.0	0.0	0.0	1.7	0.1	0.0	0.0	0.2	0.2	0.0
Northern Market Share	**4.3**	**27.6**	**18.6**	**9.0**	**0.4**	**2.0**	**0.7**	**0.5**	**1.1**	**1.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.2**	**0.0**	**0.0**	**1.1**	**4.2**	**4.1**	**0.0**	**0.0**	**0.0**	**0.0**	**2.8**	**0.1**	**0.4**	**0.0**	**0.4**	**0.2**	**0.0**
Eastern																																			
Newton Heath	0.0	0.0	0.3	2.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Openshaw (incl. Matalan)	0.0	0.0	0.1	0.1	2.8	0.2	0.9	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Gorton	0.3	0.0	0.2	0.0	0.3	1.1	6.9	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Sportcity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Focus/Carpet World, Newton Heath	0.1	0.0	0.6	1.4	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Eastern Market Share	**0.4**	**0.0**	**1.2**	**4.3**	**3.4**	**1.4**	**7.8**	**0.2**	**0.1**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.0**
Central East																																			
Longsight	0.0	0.0	0.0	0.0	0.0	13.2	0.0	1.5	0.2	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Levenshulme	0.3	0.0	0.0	0.2	0.0	1.3	0.0	2.4	0.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
B&Q Burnage	0.2	0.2	0.1	0.1	0.4	3.3	0.3	4.3	4.6	0.5	0.2	6.2	4.3	0.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.0
Central East Market Share	**0.5**	**0.2**	**0.1**	**0.3**	**0.4**	**17.9**	**0.3**	**8.3**	**4.9**	**0.5**	**0.4**	**6.8**	**4.3**	**0.5**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.4**	**0.0**	**0.0**	**0.0**	**0.2**	**0.1**	**0.0**	**0.0**	**0.0**	**0.4**	**0.1**	**0.0**
Central West																																			
Hulme	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	1.3	2.2	0.7	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rusholme	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.2	1.6	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Withington	0.2	0.1	0.0	0.0	0.3	0.2	0.1	0.0	0.4	0.0	0.4	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Disbury	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.7	5.1	0.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Princes Parkway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central West Market Share	**0.2**	**0.1**	**0.3**	**0.0**	**0.3**	**1.2**	**0.1**	**0.4**	**3.4**	**2.4**	**1.5**	**1.4**	**5.3**	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.0**	**0.1**	**0.5**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**
Western																																			
Chorlton	0.5	0.2	0.0	0.0	0.4	0.0	0.0	0.6	1.0	2.4	8.6	0.7	1.8	0.4	0.7	0.4	0.4	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
Western Market Share	**0.5**	**0.2**	**0.0**	**0.0**	**0.4**	**0.0**	**0.0**	**0.6**	**1.0**	**2.4**	**8.6**	**0.7**	**1.8**	**0.4**	**0.7**	**0.4**	**0.4**	**0.0**	**0.4**	**0.0**	**0.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**
Southern																																			
Northenden	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.6	0.2	4.6	2.1	2.5	0.0	0.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2	0.0
Wythenshawe	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.3	0.0	0.2	0.1	0.3	5.4	5.5	20.4	0.8	0.0	0.0	0.5	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0
Brookway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Southern Market Share	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.2**	**0.7**	**0.0**	**0.2**	**0.8**	**0.5**	**10.3**	**7.7**	**22.9**	**0.8**	**0.2**	**0.0**	**0.9**	**0.1**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.0**	**0.2**	**0.4**	**0.0**	**0.1**	**0.0**	**0.0**	**1.1**	**0.0**
Total Sub Areas Market Share	**6.0**	**28.1**	**20.1**	**13.7**	**4.9**	**22.7**	**8.8**	**10.2**	**11.2**	**6.7**	**10.7**	**10.0**	**12.1**	**12.0**	**8.4**	**23.5**	**1.2**	**0.5**	**0.8**	**1.1**	**0.8**	**1.3**	**4.3**	**4.5**	**0.0**	**0.3**	**0.5**	**0.4**	**3.3**	**0.1**	**1.2**	**0.2**	**0.8**	**1.3**	**0.0**
Other Centres/Stores	**35.5**	**28.4**	**35.3**	**40.5**	**54.8**	**37.7**	**61.9**	**63.4**	**41.8**	**46.6**	**57.0**	**64.4**	**62.0**	**64.7**	**80.3**	**58.4**	**89.9**	**89.4**	**89.5**	**85.0**	**90.7**	**79.3**	**65.1**	**79.7**	**91.8**	**87.3**	**88.4**	**87.9**	**74.0**	**89.2**	**73.8**	**85.7**	**90.3**	**88.3**	**93.5**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey September 2005

COMPARISON GOODS

TABLE 9
COMPARISON GOODS ALLOCATION - SPEND (£000) 2005

SURVEY ZONES

	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)
Manchester City Centre	35,973	22,951	32,209	38,837	14,993	28,815	13,259	12,616	45,938	25,154	30,021	20,006	17,540	7,353	7,377	8,992	9,369	6,977
Northern																		
Cheetham Hill	1,159	5,784	3,331	2,270	87	678	92	115	1,067	531	0	0	127	0	0	28	0	159
Harpurhey	0	574	6,486	3,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manchester Fort/Queens Rd	1,429	7,291	2,886	1,638	76	611	209	113	0	61	0	0	0	0	0	0	0	0
Heaton Mills Retail Park	52	561	454	128	0	0	0	0	0	0	0	273	0	0	0	0	0	0
Northern Total	**2,641**	**14,210**	**13,156**	**7,106**	**163**	**1,289**	**300**	**227**	**1,067**	**591**	**0**	**273**	**127**	**0**	**0**	**28**	**0**	**159**
Eastern																		
Newton Heath	0	0	200	2,145	21	0	0	0	0	0	0	0	0	0	0	0	0	0
Openshaw (incl. Matalan)	0	0	45	116	1,036	124	391	0	0	79	0	0	0	0	0	28	0	0
Gorton	199	0	131	0	106	714	3,025	116	54	30	0	0	0	0	0	0	0	0
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	52	0	443	1,131	60	108	0	0	0	0	0	0	0	0	0	0	0	0
Eastern Total	**252**	**0**	**819**	**3,392**	**1,222**	**947**	**3,416**	**116**	**54**	**110**	**0**	**0**	**0**	**0**	**0**	**28**	**0**	**0**
Central East																		
Longsight	0	0	0	0	0	8,744	0	714	209	0	221	316	0	0	0	0	0	0
Levenshulme	199	0	0	155	0	858	0	1,142	54	0	0	151	0	0	0	0	0	0
B&Q Burnage	109	125	45	78	145	2,209	131	2,051	4,371	292	151	4,742	2,910	165	0	28	0	0
Central East Total	**308**	**125**	**45**	**233**	**145**	**11,811**	**131**	**3,907**	**4,634**	**292**	**371**	**5,209**	**2,910**	**165**	**0**	**28**	**0**	**0**
Central West																		
Hulme	0	0	0	0	0	157	0	0	1,202	1,192	686	305	0	0	0	0	0	0
Rusholme	0	0	0	0	0	291	0	0	208	100	193	0	0	73	0	0	0	0
Fallowfield	0	0	0	0	0	195	0	113	1,498	0	0	0	125	67	0	0	0	0
Withington	131	76	0	0	113	138	25	0	334	0	329	238	0	47	0	0	0	0
Disbury	0	0	187	0	0	0	0	89	0	0	193	514	3,443	67	0	0	0	0
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**131**	**76**	**187**	**0**	**113**	**780**	**25**	**202**	**3,242**	**1,291**	**1,401**	**1,058**	**3,568**	**254**	**0**	**0**	**0**	**0**
Western																		
Chorlton	330	95	0	0	156	0	0	288	945	1,296	7,938	541	1,192	139	436	184	440	0
Western Total	**330**	**95**	**0**	**0**	**156**	**0**	**0**	**288**	**945**	**1,296**	**7,938**	**541**	**1,192**	**139**	**436**	**184**	**440**	**0**
Southern																		
Northenden	52	0	0	39	0	0	0	0	418	0	0	498	163	1,454	1,342	1,251	0	159
Wythenshawe	0	0	0	0	0	138	0	77	287	0	188	113	198	1,700	3,585	10,089	834	0
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	91	73	28	0	0
Southern Total	**52**	**0**	**0**	**39**	**0**	**138**	**0**	**77**	**705**	**0**	**188**	**611**	**360**	**3,245**	**5,001**	**11,368**	**834**	**159**
Total Sub Areas	3,714	14,506	14,207	10,770	1,798	14,964	3,872	4,819	10,646	3,580	9,898	7,692	8,157	3,803	5,436	11,635	1,273	319
Other Centres/Stores	21,827	14,091	24,208	29,239	19,673	22,250	26,918	29,924	38,482	25,059	52,573	49,088	41,522	20,490	52,066	28,907	94,803	61,548
TOTAL	**61,513**	**51,547**	**70,624**	**78,846**	**36,464**	**66,029**	**44,049**	**47,359**	**95,066**	**53,794**	**92,492**	**76,786**	**67,220**	**31,646**	**64,879**	**49,534**	**105,446**	**68,844**

	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)
Manchester City Centre	21,879	22,172	21,935	51,325	47,270	33,090	20,325	11,940	7,357	36,244	38,706	41,611	51,902	46,163	26,294	22,692	10,119	889,403
Northern																		
Cheetham Hill	425	0	0	0	1,998	3,057	0	0	0	0	1,051	0	0	0	0	0	0	21,957
Harpurhey	0	0	0	0	333	0	0	0	0	0	0	0	0	0	556	0	0	11,020
Manchester Fort/Queens Rd	0	0	0	150	4,161	5,005	0	0	0	0	742	0	807	0	0	0	0	25,178
Heaton Mills Retail Park	0	0	0	2,766	0	437	0	0	0	0	2,902	574	0	0	601	473	0	9,221
Northern Total	**425**	**0**	**0**	**2,916**	**6,492**	**8,499**	**0**	**0**	**0**	**0**	**4,695**	**574**	**807**	**0**	**1,157**	**473**	**0**	**67,377**
Eastern																		
Newton Heath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,366
Openshaw (incl. Matalan)	0	0	0	0	0	0	0	0	0	0	0	0	682	481	0	0	0	2,982
Gorton	0	0	0	0	0	0	0	0	0	0	0	0	0	185	0	0	0	4,560
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	0	0	0	0	98	0	0	0	0	0	251	0	117	0	0	0	0	2,260
Eastern Total	**0**	**0**	**0**	**0**	**98**	**0**	**0**	**0**	**0**	**0**	**251**	**0**	**799**	**666**	**0**	**0**	**0**	**12,169**
Central East																		
Longsight	0	0	0	0	98	0	0	0	0	0	0	0	0	0	0	0	0	10,303
Levenshulme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167	0	0	2,726
B&Q Burnage	0	0	0	0	0	921	0	0	0	505	97	0	0	0	939	124	0	20,137
Central East Total	**0**	**0**	**0**	**0**	**98**	**921**	**0**	**0**	**0**	**505**	**97**	**0**	**0**	**0**	**1,106**	**124**	**0**	**33,165**
Central West																		
Hulme	0	0	620	572	0	0	0	0	0	0	0	0	0	0	0	0	0	4,733
Rusholme	0	0	0	0	0	0	0	54	318	0	0	0	0	0	0	0	0	1,236
Fallowfield	0	0	0	0	0	0	0	0	0	0	0	0	305	0	0	0	0	2,302
Withington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,430
Disbury	470	333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,297
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**470**	**333**	**620**	**572**	**0**	**0**	**0**	**54**	**318**	**0**	**0**	**0**	**305**	**0**	**0**	**0**	**0**	**14,999**
Western																		
Chorlton	940	0	1,101	0	0	0	0	0	0	0	0	0	384	0	0	0	0	16,405
Western Total	**940**	**0**	**1,101**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**384**	**0**	**0**	**0**	**0**	**16,405**
Southern																		
Northenden	0	666	0	0	0	0	0	0	0	0	0	0	117	0	0	458	0	6,618
Wythenshawe	0	768	382	0	0	119	0	207	0	0	0	0	0	0	0	1,895	0	20,579
Brookway Retail Park	0	0	0	0	0	0	0	0	0	646	607	0	0	0	0	0	0	1,445
Southern Total	**0**	**1,434**	**382**	**0**	**0**	**119**	**0**	**207**	**0**	**646**	**607**	**0**	**117**	**0**	**0**	**2,352**	**0**	**28,642**
Total Sub Areas	1,835	1,767	2,103	3,488	6,689	9,539	0	262	318	1,151	5,649	574	2,413	666	2,263	2,950	0	172,758
Other Centres/Stores	201,756	135,857	235,821	210,603	100,515	167,115	227,750	83,976	58,462	272,653	126,309	348,294	153,196	280,067	266,377	194,035	145,779	3,861,234
TOTAL	**225,470**	**159,797**	**259,859**	**265,415**	**154,475**	**209,744**	**248,074**	**96,178**	**66,137**	**310,048**	**170,664**	**390,479**	**207,512**	**326,896**	**294,933**	**219,677**	**155,898**	**4,923,395**

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 10
COMPARISON GOODS ALLOCATION - SPEND (£000) 2009

Floorspace Efficiency 2005 2009 2.5 %pa

SURVEY ZONES

	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)
Manchester City Centre	44,566	27,145	37,755	45,682	21,160	35,402	15,577	15,212	59,859	30,505	35,816	24,720	20,954	8,637	8,631	10,605	11,047
Northern																	
Cheetham Hill	1,436	6,841	3,904	2,670	123	833	108	138	1,390	643	0	0	151	0	0	33	0
Harpurhey	0	679	7,603	3,612	0	0	0	0	0	0	0	0	0	0	0	0	0
Manchester Fort/Queens Rd	1,771	8,623	3,382	1,926	107	750	245	136	0	74	0	0	0	0	0	0	0
Heaton Mills Retail Park	65	664	532	150	0	0	0	0	0	0	0	337	0	0	0	0	0
Northern Total	**3,272**	**16,806**	**15,422**	**8,358**	**230**	**1,583**	**353**	**274**	**1,390**	**717**	**0**	**337**	**151**	**0**	**0**	**33**	**0**
Eastern																	
Newton Heath	0	0	235	2,523	29	0	0	0	0	0	0	0	0	0	0	0	0
Openshaw (incl. Matalan)	0	0	53	136	1,462	153	460	0	0	96	0	0	0	0	0	33	0
Gorton	247	0	153	0	149	878	3,554	140	70	37	0	0	0	0	0	0	0
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	65	0	519	1,330	84	133	0	0	0	0	0	0	0	0	0	0	0
Eastern Total	**312**	**0**	**960**	**3,990**	**1,724**	**1,163**	**4,014**	**140**	**70**	**133**	**0**	**0**	**0**	**0**	**0**	**33**	**0**
Central East																	
Longsight	0	0	0	0	0	10,743	0	861	273	0	263	391	0	0	0	0	0
Levenshulme	247	0	0	182	0	1,054	0	1,377	70	0	0	186	0	0	0	0	0
B&Q Burnage	135	147	53	92	204	2,713	154	2,473	5,696	354	180	5,859	3,476	194	0	33	0
Central East Total	**382**	**147**	**53**	**274**	**204**	**14,510**	**154**	**4,712**	**6,039**	**354**	**443**	**6,436**	**3,476**	**194**	**0**	**33**	**0**
Central West																	
Hulme	0	0	0	0	0	193	0	0	1,566	1,445	819	377	0	0	0	0	0
Rusholme	0	0	0	0	0	357	0	0	271	121	230	0	0	86	0	0	0
Fallowfield	0	0	0	0	0	239	0	136	1,952	0	0	0	149	79	0	0	0
Withington	162	90	0	0	160	169	29	0	436	0	392	295	0	55	0	0	0
Disbury	0	0	219	0	0	0	0	108	0	0	230	636	4,114	79	0	0	0
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**162**	**90**	**219**	**0**	**160**	**959**	**29**	**244**	**4,224**	**1,566**	**1,671**	**1,307**	**4,262**	**298**	**0**	**0**	**0**
Western																	
Chorlton	409	113	0	0	220	0	0	348	1,231	1,572	9,470	669	1,424	164	510	216	518
Western Total	**409**	**113**	**0**	**0**	**220**	**0**	**0**	**348**	**1,231**	**1,572**	**9,470**	**669**	**1,424**	**164**	**510**	**216**	**518**
Southern																	
Northenden	65	0	0	46	0	0	0	0	545	0	0	615	194	1,708	1,570	1,475	0
Wythenshawe	0	0	0	0	0	169	0	93	374	0	225	140	236	1,997	4,195	11,899	983
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	107	86	33	0
Southern Total	**65**	**0**	**0**	**46**	**0**	**169**	**0**	**93**	**919**	**0**	**225**	**755**	**430**	**3,812**	**5,851**	**13,407**	**983**
Total Sub Areas	4,601	17,156	16,654	12,668	2,538	18,385	4,550	5,811	13,873	4,342	11,809	9,504	9,744	4,468	6,361	13,723	1,502
Other Centres/Stores	27,041	16,665	28,377	34,393	27,767	27,336	31,625	36,082	50,144	30,391	62,720	60,653	49,603	24,068	60,920	34,092	111,784
TOTAL	**76,208**	**60,966**	**82,786**	**92,743**	**51,465**	**81,123**	**51,752**	**57,105**	**123,876**	**65,238**	**110,345**	**94,876**	**80,301**	**37,173**	**75,911**	**58,419**	**124,333**

	18 (£000)	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)
Manchester City Centre	8,257	25,836	26,294	26,091	59,726	55,364	39,640	24,052	14,090	8,671	43,125	45,890	49,131	61,130	54,888	31,117	26,336	11,795	1,064,706
Northern																			
Cheetham Hill	189	502	0	0	0	2,340	3,662	0	0	0	0	1,246	0	0	0	0	0	0	26,210
Harpurhey	0	0	0	0	0	390	0	0	0	0	0	0	0	0	0	658	0	0	12,942
Manchester Fort/Queens Rd	0	0	0	0	175	4,874	5,996	0	0	0	0	880	0	950	0	0	0	0	29,890
Heaton Mills Retail Park	0	0	0	0	3,219	0	524	0	0	0	0	3,441	678	0	0	711	549	0	10,869
Northern Total	**189**	**502**	**0**	**0**	**3,394**	**7,604**	**10,182**	**0**	**0**	**0**	**0**	**5,567**	**678**	**950**	**0**	**1,369**	**549**	**0**	**79,911**
Eastern																			
Newton Heath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,787
Openshaw (incl. Matalan)	0	0	0	0	0	0	0	0	0	0	0	0	0	803	572	0	0	0	3,768
Gorton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220	0	0	0	5,448
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	0	0	0	0	0	115	0	0	0	0	0	298	0	138	0	0	0	0	2,681
Eastern Total	**0**	**0**	**0**	**0**	**0**	**115**	**0**	**0**	**0**	**0**	**0**	**298**	**0**	**942**	**792**	**0**	**0**	**0**	**14,684**
Central East																			
Longsight	0	0	0	0	0	115	0	0	0	0	0	0	0	0	0	0	0	0	12,646
Levenshulme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	0	0	3,314
B&Q Burnage	0	0	0	0	0	0	1,104	0	0	0	600	115	0	0	0	1,111	144	0	24,838
Central East Total	**0**	**0**	**0**	**0**	**0**	**115**	**1,104**	**0**	**0**	**0**	**600**	**115**	**0**	**0**	**0**	**1,309**	**144**	**0**	**40,798**
Central West																			
Hulme	0	0	0	737	665	0	0	0	0	0	0	0	0	0	0	0	0	0	5,802
Rusholme	0	0	0	0	0	0	0	0	64	375	0	0	0	0	0	0	0	0	1,503
Fallowfield	0	0	0	0	0	0	0	0	0	0	0	0	0	359	0	0	0	0	2,914
Withington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,787
Disbury	0	555	395	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,335
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**0**	**555**	**395**	**737**	**665**	**0**	**0**	**0**	**64**	**375**	**0**	**0**	**0**	**359**	**0**	**0**	**0**	**0**	**18,342**
Western																			
Chorlton	0	1,110	0	1,310	0	0	0	0	0	0	0	0	0	453	0	0	0	0	19,736
Western Total	**0**	**1,110**	**0**	**1,310**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**453**	**0**	**0**	**0**	**0**	**19,736**
Southern																			
Northenden	189	0	790	0	0	0	0	0	0	0	0	0	0	138	0	0	531	0	7,867
Wythenshawe	0	0	910	454	0	0	142	0	245	0	0	0	0	0	0	0	2,199	0	24,261
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	769	719	0	0	0	0	0	0	1,714
Southern Total	**189**	**0**	**1,700**	**454**	**0**	**0**	**142**	**0**	**245**	**0**	**769**	**719**	**0**	**138**	**0**	**0**	**2,730**	**0**	**33,841**
Total Sub Areas	377	2,167	2,095	2,502	4,059	7,834	11,428	0	309	375	1,369	6,698	678	2,843	792	2,678	3,424	0	207,312
Other Centres/Stores	72,837	238,245	161,111	280,501	245,076	117,727	200,196	269,523	99,097	68,909	324,412	149,752	411,237	180,432	332,997	315,234	225,191	169,924	4,576,061
TOTAL	**81,471**	**266,248**	**189,500**	**309,093**	**308,860**	**180,926**	**251,264**	**293,575**	**113,496**	**77,954**	**368,906**	**202,340**	**461,046**	**244,404**	**388,676**	**349,028**	**254,951**	**181,720**	**5,848,079**

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 11
COMPARISON GOODS ALLOCATION - SPEND (£000) 2011

Floorspace Efficiency	2009	2011	2.5 %pa																																	
																	SURVEY ZONES																			
	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)
Manchester City Centre	49,157	29,683	40,983	49,739	24,878	39,183	16,939	16,667	67,437	33,520	39,183	27,337	22,834	9,398	9,394	11,577	11,959	8,982	28,116	28,704	28,557	64,576	60,090	43,407	26,165	15,388	9,444	47,156	50,043	53,512	66,386	59,858	33,853	28,358	12,759	1,165,222
Northern																																				
Cheetham Hill	1,584	7,480	4,238	2,907	144	922	117	151	1,566	707	0	0	165	0	0	36	0	205	546	0	0	0	2,540	4,010	0	0	0	0	1,359	0	0	0	0	0	0	28,679
Harpurhey	0	743	8,253	3,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	423	0	0	0	0	0	0	0	0	0	716	0	0	14,067
Manchester Fort/Queens Rd	1,953	9,429	3,672	2,097	126	830	266	149	0	81	0	0	0	0	0	0	0	0	0	0	0	189	5,290	6,566	0	0	0	0	959	0	1,032	0	0	0	0	32,641
Heaton Mills Retail Park	71	726	577	164	0	0	0	0	0	0	0	373	0	0	0	0	0	0	0	0	0	3,480	0	573	0	0	0	0	3,753	738	0	0	773	591	0	11,820
Northern Total	**3,609**	**18,378**	**16,740**	**9,100**	**270**	**1,753**	**384**	**301**	**1,566**	**788**	**0**	**373**	**165**	**0**	**0**	**36**	**0**	**205**	**546**	**0**	**0**	**3,669**	**8,253**	**11,149**	**0**	**0**	**0**	**0**	**6,071**	**738**	**1,032**	**0**	**1,489**	**591**	**0**	**87,207**
Eastern																																				
Newton Heath	0	0	255	2,748	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,037
Openshaw (incl. Matalan)	0	0	57	148	1,719	169	500	0	0	105	0	0	0	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	872	623	0	0	0	4,231
Gorton	273	0	166	0	176	971	3,864	153	79	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240	0	0	0	5,963
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	71	0	563	1,448	99	147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0	0	0	0	0	324	0	150	0	0	0	0	2,928
Eastern Total	**344**	**0**	**1,042**	**4,344**	**2,027**	**1,287**	**4,365**	**153**	**79**	**146**	**0**	**0**	**0**	**0**	**0**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**125**	**0**	**0**	**0**	**0**	**0**	**324**	**0**	**1,023**	**863**	**0**	**0**	**0**	**16,159**
Central East																																				
Longsight	0	0	0	0	0	11,890	0	944	307	0	288	432	0	0	0	0	0	0	0	0	0	0	125	0	0	0	0	0	0	0	0	0	0	0	0	13,986
Levenshulme	273	0	0	198	0	1,166	0	1,508	79	0	0	206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	215	0	0	3,646
B&Q Burnage	149	161	57	100	240	3,003	167	2,710	6,417	389	196	6,479	3,788	211	0	36	0	0	0	0	0	0	0	1,209	0	0	0	656	125	0	0	0	1,209	155	0	27,459
Central East Total	**421**	**161**	**57**	**299**	**240**	**16,060**	**167**	**5,162**	**6,803**	**389**	**484**	**7,118**	**3,788**	**211**	**0**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**125**	**1,209**	**0**	**0**	**0**	**656**	**125**	**0**	**0**	**0**	**1,424**	**155**	**0**	**45,092**
Central West																																				
Hulme	0	0	0	0	0	214	0	0	1,764	1,588	896	416	0	0	0	0	0	0	0	0	807	719	0	0	0	0	0	0	0	0	0	0	0	0	0	6,405
Rusholme	0	0	0	0	0	395	0	0	305	133	252	0	0	94	0	0	0	0	0	0	0	0	0	0	0	70	408	0	0	0	0	0	0	0	0	1,656
Fallowfield	0	0	0	0	0	265	0	149	2,199	0	0	0	162	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	390	0	0	0	0	3,251
Withington	179	98	0	0	188	187	32	0	491	0	429	326	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,988
Disbury	0	0	238	0	0	0	0	118	0	0	252	703	4,483	86	0	0	0	0	604	431	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,914
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**179**	**98**	**238**	**0**	**188**	**1,061**	**32**	**267**	**4,759**	**1,721**	**1,828**	**1,445**	**4,645**	**325**	**0**	**0**	**0**	**0**	**604**	**431**	**807**	**719**	**0**	**0**	**0**	**70**	**408**	**0**	**0**	**0**	**390**	**0**	**0**	**0**	**0**	**20,215**
Western																																				
Chorlton	451	124	0	0	258	0	0	381	1,387	1,727	10,361	740	1,552	178	555	236	561	0	1,208	0	1,434	0	0	0	0	0	0	0	0	0	492	0	0	0	0	21,643
Western Total	**451**	**124**	**0**	**0**	**258**	**0**	**0**	**381**	**1,387**	**1,727**	**10,361**	**740**	**1,552**	**178**	**555**	**236**	**561**	**0**	**1,208**	**0**	**1,434**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**492**	**0**	**0**	**0**	**0**	**21,643**
Southern																																				
Northenden	71	0	0	50	0	0	0	0	614	0	0	680	212	1,858	1,709	1,610	0	205	0	862	0	0	0	0	0	0	0	0	0	0	150	0	0	572	0	8,595
Wythenshawe	0	0	0	0	0	187	0	102	421	0	246	154	257	2,173	4,566	12,989	1,064	0	0	994	497	0	0	156	0	267	0	0	0	0	0	0	0	2,368	0	26,442
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	117	94	36	0	0	0	0	0	0	0	0	0	0	0	841	784	0	0	0	0	0	0	1,871
Southern Total	**71**	**0**	**0**	**50**	**0**	**187**	**0**	**102**	**1,035**	**0**	**246**	**835**	**469**	**4,148**	**6,369**	**14,636**	**1,064**	**205**	**0**	**1,856**	**497**	**0**	**0**	**156**	**0**	**267**	**0**	**841**	**784**	**0**	**150**	**0**	**0**	**2,940**	**0**	**36,908**
Total Sub Areas	5,075	18,761	18,077	13,793	2,984	20,348	4,947	6,366	15,629	4,771	12,919	10,510	10,619	4,861	6,923	14,980	1,625	410	2,358	2,287	2,738	4,389	8,503	12,514	0	337	408	1,497	7,304	738	3,087	863	2,913	3,687	0	227,224
Other Centres/Stores	29,827	18,224	30,803	37,447	32,646	30,256	34,390	39,532	56,492	33,394	68,616	67,074	54,054	26,190	66,306	37,217	121,008	79,236	259,269	175,879	307,010	264,979	127,775	219,219	293,200	108,226	75,048	354,737	163,305	447,908	195,948	363,151	342,953	242,481	183,798	4,987,598
TOTAL	**84,059**	**66,668**	**89,863**	**100,980**	**60,508**	**89,787**	**56,277**	**62,565**	**139,558**	**71,685**	**120,718**	**104,921**	**87,507**	**40,450**	**82,624**	**63,774**	**134,592**	**88,629**	**289,743**	**206,870**	**338,305**	**333,945**	**196,368**	**275,140**	**319,365**	**123,952**	**84,900**	**403,390**	**220,653**	**502,158**	**265,422**	**423,871**	**379,719**	**274,525**	**196,556**	**6,380,044**

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 12
COMPARISON GOODS ALLOCATION - SPEND (£000) 2016

Floorspace Efficiency 2011 2016 2.5 %pa

SURVEY ZONES

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	TOTAL
	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)	(£000)
Manchester City Centre	61,700	37,199	50,709	61,723	36,444	50,229	21,112	21,001	87,528	42,234	48,611	34,751	28,106	11,620	11,614	14,489	14,749	11,087	34,818	35,862	35,860	78,984	74,141	54,581	32,296	19,020	11,731	58,930	62,309	66,415	81,790	74,491	42,045	34,455	15,596	1,458,228
Northern																																				
Cheetham Hill	1,989	9,374	5,244	3,608	211	1,182	146	191	2,033	891	0	0	203	0	0	45	0	253	676	0	0	0	3,134	5,042	0	0	0	0	1,692	0	0	0	0	0	0	35,914
Harpurhey	0	931	10,212	4,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	522	0	0	0	0	0	0	0	0	0	889	0	0	17,434
Manchester Fort/Queens Rd	2,451	11,817	4,543	2,602	185	1,065	332	188	0	102	0	0	0	0	0	0	0	0	0	0	0	231	6,527	8,256	0	0	0	0	1,195	0	1,272	0	0	0	0	40,766
Heaton Mills Retail Park	90	909	714	203	0	0	0	0	0	0	0	474	0	0	0	0	0	0	0	0	0	4,257	0	721	0	0	0	0	4,672	916	0	0	960	719	0	14,636
Northern Total	**4,530**	**23,031**	**20,713**	**11,293**	**396**	**2,247**	**478**	**379**	**2,033**	**993**	**0**	**474**	**203**	**0**	**0**	**45**	**0**	**253**	**676**	**0**	**0**	**4,488**	**10,183**	**14,019**	**0**	**0**	**0**	**0**	**7,559**	**916**	**1,272**	**0**	**1,849**	**719**	**0**	**108,749**
Eastern																																				
Newton Heath	0	0	315	3,410	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,775
Openshaw (incl. Matalan)	0	0	71	184	2,518	217	623	0	0	133	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,075	776	0	0	0	5,642
Gorton	342	0	206	0	257	1,245	4,817	193	103	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	299	0	0	0	7,512
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	90	0	697	1,797	145	188	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	154	0	0	0	0	0	404	0	185	0	0	0	0	3,660
Eastern Total	**432**	**0**	**1,289**	**5,391**	**2,970**	**1,650**	**5,440**	**193**	**103**	**184**	**0**	**0**	**0**	**0**	**0**	**45**	**0**	**0**	**0**	**0**	**0**	**0**	**154**	**0**	**0**	**0**	**0**	**0**	**404**	**0**	**1,260**	**1,074**	**0**	**0**	**0**	**20,589**
Central East																																				
Longsight	0	0	0	0	0	15,242	0	1,189	398	0	357	550	0	0	0	0	0	0	0	0	0	0	154	0	0	0	0	0	0	0	0	0	0	0	0	17,891
Levenshulme	342	0	0	246	0	1,495	0	1,901	103	0	0	262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	267	0	0	4,616
B&Q Burnage	187	202	71	124	352	3,850	208	3,414	8,329	491	244	8,236	4,662	261	0	45	0	0	0	0	0	0	0	1,520	0	0	0	820	156	0	0	0	1,502	189	0	34,863
Central East Total	**529**	**202**	**71**	**370**	**352**	**20,587**	**208**	**6,504**	**8,830**	**491**	**601**	**9,048**	**4,662**	**261**	**0**	**45**	**0**	**0**	**0**	**0**	**0**	**0**	**154**	**1,520**	**0**	**0**	**0**	**820**	**156**	**0**	**0**	**0**	**1,769**	**189**	**0**	**57,369**
Central West																																				
Hulme	0	0	0	0	0	275	0	0	2,289	2,001	1,111	529	0	0	0	0	0	0	0	0	1,013	880	0	0	0	0	0	0	0	0	0	0	0	0	0	8,099
Rusholme	0	0	0	0	0	506	0	0	396	167	312	0	0	116	0	0	0	0	0	0	0	0	0	0	0	87	507	0	0	0	0	0	0	0	0	2,091
Fallowfield	0	0	0	0	0	340	0	188	2,854	0	0	0	200	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	481	0	0	0	0	4,168
Withington	224	123	0	0	275	240	40	0	637	0	532	414	0	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,559
Disbury	0	0	295	0	0	0	0	149	0	0	312	894	5,518	106	0	0	0	0	748	539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,559
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**224**	**123**	**295**	**0**	**275**	**1,360**	**40**	**337**	**6,176**	**2,168**	**2,268**	**1,837**	**5,717**	**401**	**0**	**0**	**0**	**0**	**748**	**539**	**1,013**	**880**	**0**	**0**	**0**	**87**	**507**	**0**	**0**	**0**	**481**	**0**	**0**	**0**	**0**	**25,475**
Western																																				
Chorlton	566	155	0	0	378	0	0	480	1,800	2,176	12,853	940	1,911	220	686	296	692	0	1,496	0	1,800	0	0	0	0	0	0	0	0	0	606	0	0	0	0	27,055
Western Total	**566**	**155**	**0**	**0**	**378**	**0**	**0**	**480**	**1,800**	**2,176**	**12,853**	**940**	**1,911**	**220**	**686**	**296**	**692**	**0**	**1,496**	**0**	**1,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**606**	**0**	**0**	**0**	**0**	**27,055**
Southern																																				
Northenden	90	0	0	62	0	0	0	0	797	0	0	865	261	2,298	2,113	2,015	0	253	0	1,077	0	0	0	0	0	0	0	0	0	0	185	0	0	695	0	10,711
Wythenshawe	0	0	0	0	0	240	0	129	547	0	305	196	317	2,686	5,645	16,257	1,313	0	0	1,242	625	0	0	196	0	330	0	0	0	0	0	0	0	2,877	0	32,902
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	144	116	45	0	0	0	0	0	0	0	0	0	0	0	1,051	977	0	0	0	0	0	0	2,332
Southern Total	**90**	**0**	**0**	**62**	**0**	**240**	**0**	**129**	**1,343**	**0**	**305**	**1,061**	**577**	**5,128**	**7,873**	**18,317**	**1,313**	**253**	**0**	**2,319**	**625**	**0**	**0**	**196**	**0**	**330**	**0**	**1,051**	**977**	**0**	**185**	**0**	**0**	**3,572**	**0**	**45,945**
Total Sub Areas	6,370	23,511	22,368	17,116	4,372	26,084	6,166	8,022	20,285	6,012	16,027	13,360	13,070	6,010	8,559	18,749	2,005	507	2,920	2,858	3,438	5,368	10,491	15,735	0	417	507	1,871	9,095	916	3,803	1,074	3,618	4,479	0	285,182
Other Centres/Stores	37,438	22,838	38,113	46,469	47,822	38,785	42,863	49,811	73,323	42,075	85,125	85,266	66,534	32,380	81,972	46,578	149,244	97,801	321,070	219,739	385,526	324,097	157,653	275,652	361,897	133,768	93,222	443,311	203,332	555,914	241,414	451,930	425,950	294,616	224,670	6,198,199
TOTAL	**105,509**	**83,548**	**111,190**	**125,308**	**88,638**	**115,098**	**70,141**	**78,834**	**181,136**	**90,321**	**149,763**	**133,377**	**107,711**	**50,010**	**102,144**	**79,815**	**165,998**	**109,395**	**358,807**	**258,458**	**424,824**	**408,448**	**242,285**	**345,969**	**394,193**	**153,205**	**105,460**	**504,112**	**274,735**	**623,245**	**327,008**	**527,495**	**471,613**	**333,550**	**240,266**	**7,941,610**

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 13
COMPARISON GOODS ALLOCATION - SPEND (£000) 2021

Floorspace Efficiency 2016 2021 2.5 %pa

SURVEY ZONES

	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)
Manchester City Centre	76,545	45,919	62,689	72,535	45,476	56,674	25,962	25,920	105,068	52,594	60,539	42,518	34,883	14,694	14,591	18,266	18,191	13,685
Northern																		
Cheetham Hill	2,467	11,867	6,624	4,560	269	1,468	185	237	2,511	1,109	0	0	254	0	0	57	0	313
Harpurhey	0	1,179	12,900	6,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manchester Fort/Queens Rd	3,041	14,959	5,739	3,290	235	1,322	420	234	0	127	0	0	0	0	0	0	0	0
Heaton Mills Retail Park	111	1,151	903	257	0	0	0	0	0	0	0	590	0	0	0	0	0	0
Northern Total	**5,619**	**29,155**	**26,164**	**14,275**	**504**	**2,790**	**604**	**472**	**2,511**	**1,237**	**0**	**590**	**254**	**0**	**0**	**57**	**0**	**313**
Eastern																		
Newton Heath	0	0	398	4,310	64	0	0	0	0	0	0	0	0	0	0	0	0	0
Openshaw (incl. Matalan)	0	0	89	233	3,206	269	788	0	0	165	0	0	0	0	0	57	0	0
Gorton	424	0	260	0	327	1,546	6,087	241	127	64	0	0	0	0	0	0	0	0
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	111	0	880	2,272	184	234	0	0	0	0	0	0	0	0	0	0	0	0
Eastern Total	**535**	**0**	**1,628**	**6,814**	**3,781**	**2,049**	**6,875**	**241**	**127**	**229**	**0**	**0**	**0**	**0**	**0**	**57**	**0**	**0**
Central East																		
Longsight	0	0	0	0	0	18,930	0	1,481	492	0	448	684	0	0	0	0	0	0
Levenshulme	424	0	0	311	0	1,857	0	2,367	127	0	0	326	0	0	0	0	0	0
B&Q Burnage	232	256	89	157	448	4,781	263	4,252	10,288	611	305	10,250	5,828	330	0	57	0	0
Central East Total	**656**	**256**	**89**	**468**	**448**	**25,569**	**263**	**8,100**	**10,906**	**611**	**753**	**11,261**	**5,828**	**330**	**0**	**57**	**0**	**0**
Central West																		
Hulme	0	0	0	0	0	341	0	0	2,828	2,492	1,393	659	0	0	0	0	0	0
Rusholme	0	0	0	0	0	629	0	0	489	208	391	0	0	146	0	0	0	0
Fallowfield	0	0	0	0	0	422	0	234	3,525	0	0	0	249	134	0	0	0	0
Withington	278	156	0	0	350	298	50	0	787	0	667	515	0	93	0	0	0	0
Disbury	0	0	372	0	0	0	0	185	0	0	391	1,112	6,897	134	0	0	0	0
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**278**	**156**	**372**	**0**	**350**	**1,690**	**50**	**419**	**7,629**	**2,700**	**2,843**	**2,286**	**7,146**	**508**	**0**	**0**	**0**	**0**
Western																		
Chorlton	702	196	0	0	482	0	0	598	2,224	2,709	16,111	1,170	2,388	278	862	373	853	0
Western Total	702	196	0	0	482	0	0	598	2,224	2,709	16,111	1,170	2,388	278	862	373	853	0
Southern																		
Northenden	111	0	0	78	0	0	0	0	984	0	0	1,076	326	2,906	2,655	2,541	0	313
Wythenshawe	0	0	0	0	0	298	0	160	675	0	382	244	396	3,397	7,092	20,495	1,619	0
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	182	145	57	0	0
Southern Total	**111**	**0**	**0**	**78**	**0**	**298**	**0**	**160**	**1,659**	**0**	**382**	**1,320**	**722**	**6,484**	**9,892**	**23,093**	**1,619**	**313**
Total Sub Areas	7,902	29,763	28,254	21,636	5,566	32,396	7,793	9,990	25,056	7,486	20,089	16,627	16,338	7,600	10,754	23,637	2,473	625
Other Centres/Stores	46,446	30,081	49,510	64,225	61,809	53,877	54,890	62,270	93,609	52,395	107,090	106,848	83,415	40,946	102,989	58,722	184,070	120,716
TOTAL	**130,894**	**105,763**	**140,454**	**158,395**	**112,851**	**142,946**	**88,645**	**98,180**	**223,733**	**112,475**	**187,718**	**165,994**	**134,636**	**63,240**	**128,334**	**100,625**	**204,734**	**135,026**

	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)
Manchester City Centre	43,117	44,799	45,018	96,597	91,478	68,609	39,863	23,509	14,571	73,633	77,575	82,428	100,768	92,696	52,219	41,852	19,062	1,794,540
Northern																		
Cheetham Hill	838	0	0	0	3,867	6,338	0	0	0	0	2,106	0	0	0	0	0	0	45,069
Harpurhey	0	0	0	0	644	0	0	0	0	0	0	0	0	0	1,104	0	0	21,995
Manchester Fort/Queens Rd	0	0	0	283	8,053	10,378	0	0	0	0	1,487	0	1,567	0	0	0	0	51,134
Heaton Mills Retail Park	0	0	0	5,206	0	906	0	0	0	0	5,817	1,137	0	0	1,193	873	0	18,144
Northern Total	**838**	**0**	**0**	**5,489**	**12,564**	**17,622**	**0**	**0**	**0**	**0**	**9,410**	**1,137**	**1,567**	**0**	**2,297**	**873**	**0**	**136,342**
Eastern																		
Newton Heath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,772
Openshaw (incl. Matalan)	0	0	0	0	0	0	0	0	0	0	0	0	1,324	965	0	0	0	7,097
Gorton	0	0	0	0	0	0	0	0	0	0	0	0	0	372	0	0	0	9,448
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	0	0	0	0	190	0	0	0	0	0	503	0	228	0	0	0	0	4,602
Eastern Total	**0**	**0**	**0**	**0**	**190**	**0**	**0**	**0**	**0**	**0**	**503**	**0**	**1,552**	**1,337**	**0**	**0**	**0**	**25,919**
Central East																		
Longsight	0	0	0	0	190	0	0	0	0	0	0	0	0	0	0	0	0	22,225
Levenshulme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	332	0	0	5,744
B&Q Burnage	0	0	0	0	0	1,911	0	0	0	1,025	194	0	0	0	1,865	229	0	43,372
Central East Total	**0**	**0**	**0**	**0**	**190**	**1,911**	**0**	**0**	**0**	**1,025**	**194**	**0**	**0**	**0**	**2,196**	**229**	**0**	**71,341**
Central West																		
Hulme	0	0	1,272	1,076	0	0	0	0	0	0	0	0	0	0	0	0	0	10,060
Rusholme	0	0	0	0	0	0	0	107	629	0	0	0	0	0	0	0	0	2,601
Fallowfield	0	0	0	0	0	0	0	0	0	0	0	0	592	0	0	0	0	5,157
Withington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,194
Disbury	926	673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,690
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**926**	**673**	**1,272**	**1,076**	**0**	**0**	**0**	**107**	**629**	**0**	**0**	**0**	**592**	**0**	**0**	**0**	**0**	**31,703**
Western																		
Chorlton	1,852	0	2,260	0	0	0	0	0	0	0	0	0	746	0	0	0	0	33,805
Western Total	1,852	0	2,260	0	0	0	0	0	0	0	0	0	746	0	0	0	0	33,805
Southern																		
Northenden	0	1,346	0	0	0	0	0	0	0	0	0	0	228	0	0	844	0	13,408
Wythenshawe	0	1,551	784	0	0	246	0	408	0	0	0	0	0	0	0	3,494	0	41,242
Brookway Retail Park	0	0	0	0	0	0	0	0	0	1,313	1,216	0	0	0	0	0	0	2,913
Southern Total	**0**	**2,897**	**784**	**0**	**0**	**246**	**0**	**408**	**0**	**1,313**	**1,216**	**0**	**228**	**0**	**0**	**4,339**	**0**	**57,563**
Total Sub Areas	3,616	3,570	4,316	6,565	12,945	19,779	0	515	629	2,338	11,323	1,137	4,686	1,337	4,493	5,441	0	356,673
Other Centres/Stores	397,597	274,496	483,980	396,370	194,518	346,495	446,691	165,337	115,793	553,917	253,150	689,942	297,429	562,376	529,012	357,871	274,606	7,713,488
TOTAL	**444,329**	**322,865**	**533,314**	**499,531**	**298,940**	**434,883**	**486,554**	**189,361**	**130,993**	**629,887**	**342,048**	**773,508**	**402,883**	**656,408**	**585,724**	**405,164**	**293,668**	**9,864,701**

COMPARISON GOODS

TABLE 14
CITY/DISTRICT CENTRE FLOORSPACE

	Gross Flsp (sqm)	Net Flsp (sqm)	Average Sales (£ per sq m net)	Average Turnover (£000s)
CITY CENTRE	139,350	90,578	6,000	543,465
NORTHERN				
Cheetham	10,410	6,767	2,000	13,533
Harpurhey	8,730	5,675	2,000	11,349
EASTERN				
Newton Heath	7,990	5,194	2,000	10,387
Openshaw	11,150	7,248	1,500	10,871
Gorton	6,500	4,225	1,500	6,338
Sport City	2,295	1,492	2,000	2,984
CENTRAL EAST				
Longsight	5,300	3,445	2,000	6,890
Levenshulme	10,220	6,643	2,000	13,286
CENTRAL WEST				
Hulme		1,560	2,000	3,120
Rusholme	6,220	4,043	1,500	6,065
Fallowfield	2,040	1,326	1,500	1,989
Withington	3,530	2,295	1,500	3,442
Didsbury	3,720	2,418	2,000	4,836
WESTERN				
Chorlton	10,410	6,767	2,000	13,533
SOUTHERN				
Northenden	3,810	2,477	2,000	4,953
Wythenshawe	13,470	8,756	2,000	17,511
District Centres Total	**17,280**	**11,232**		**131,086**

Source: Experian Goad Centre Reports, Manchester City Council

MANCHESTER CITY COUNCIL
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COMPARISON GOODS

TABLE 15
FLOORSPACE - RETAIL PARKS / RETAIL WAREHOUSES

	Gross Flsp (sqm)	Net Flsp (sqm)	Average Sales (£ per sq m net)	Average Turnover (£000s)
CITY CENTRE				
Central Retail Park (comparison goods)				
Argos Extra	3,213	2,570	6,660	17,116
Currys	2,345	1,876	4,600	8,630
JD Sports	977	781	4,050	3,163
JJB Sports	1,329	1,063	2,080	2,211
Mothercare World	2,781	2,225	2,195	4,884
Toys "R" Us	3,225	2,580	1,390	3,586
Jeans Superstore	466	373	1,500	560
Total	**14,336**	**11,468**	**3,501**	**40,149**
Great Ancoats St				
American Golf Discount	317	254	3,350	851
Kingdom of Leather	1,017	814	1,555	1,266
Klaussner (Beds)	216	173	3,010	521
Sanderson Clearance	626	501	1,200	601
Total	**2,176**	**1,742**	**1,859**	**3,239**
NORTHERN				
Manchester Fort (comparison goods as open Aug 2005)				
B&Q	9,755	7,804	2,050	15,998
Comet	1,858	1,486	6,130	9,112
Sport World	929	743	3,600	2,676
George	1,160	928	2,500	2,320
Boots	929	743	7,140	5,306
Lilley and Skinner	357	286	4,500	1,285
Index	566	453	2,000	906
Mammas & Papas	929	743	2,000	1,486
TK Maxx	2,223	1,778	2,614	4,649
Royal Doulton	465	372	2,000	744
Martin Dawes	343	274	2,000	549
Maplin Electronics	334	267	2,000	534
The Link	241	193	5,000	964
Halfords	1,124	899	2,030	1,825
Total	**21,213**	**16,970**	**2,849**	**48,354**
Queens Road Retail Park				
Big W	9,272	7,418	2,500	18,544
Total	**9,272**	**7,418**	**2,500**	**18,544**
Heaton Mills Retail Park				
Currys	693	554	4,600	2,550
Nevada Bob	645	516	2,000	1,032
Wickes	2,638	2,110	2,590	5,466
Total	**3,976**	**3,181**	**2,845**	**9,048**

COMPARISON GOODS

TABLE 15 cont.
FLOORSPACE - RETAIL PARKS / RETAIL WAREHOUSES

	Gross Flsp (sqm)	Net Flsp (sqm)	Average Sales (£ per sq m net)	Average Turnover (£000s)
EASTERN				
Focus, Newton Heath	2,738	2,190	950	2,081
Carpet World, Newton Heath	1,835	1,468	1,200	1,762
Total	**4,573**	**3,658**	**1,050**	**3,842**
CENTRAL EAST				
B&Q Burnage, Kingsway	3,438	2,750	2,050	5,638
Total	**3,438**	**2,750**	**2,050**	**5,638**
CENTRAL WEST				
Fallowfield Retail Park (comparison goods)				
Au Naturale	317	254	1,435	364
Jollye's	355	284	2,000	568
In Store	562	450	2,000	899
The Carphone Warehouse	86	69	5,000	344
Total	**1,320**	**1,056**	**2,060**	**2,175**
Princess Parkway				
Snow and Rock	584	467	3,000	1,402
The Carphone Warehouse	190	152	5,000	760
Total	**774**	**619**	**3,491**	**2,162**
WESTERN				
Nothing				
SOUTHERN				
Brookway Retail Park				
JJB Sports	938	750	4,050	3,039
Matalan	2,571	2,057	2,400	4,936
Wickes	2,671	2,137	2,590	5,534
Total	**6,180**	**4,944**	**2,733**	**13,510**
COMPREHENSIVE TOTAL	**67,258**	**53,807**	**2,726**	**146,662**

COMPARISON GOODS

TABLE 16
FLOORSPACE - COMMITMENTS 2005

	Gross Flsp (sqm)	Net Flsp (sqm)	Average Sales (£ per sq m net)	Average Turnover (£000s)
CITY CENTRE				
Arndale Centre North - new dept store, 75 unit shops	27,870	18,116	6,000	108,693
Royal Exchange, St Anns Square - shops	2,042	1,327	6,000	7,964
City Gate, Blantyre Street - retail space	1,083	704	4,000	2,816
New Quay Street/Bridge Street/River Irwell - retail/A3 uses	2,275	1,479	4,000	5,915
Chester Street/Lower Ormond Street - A1/A2/A3	2,488	1,617	4,000	6,469
Watson Street/Windmill Street - A1/A3/D2	1,705	1,108	4,000	4,433
Eagle Star House, Mosley Street - A1,A2,A3		950	4,000	3,800
Hardman Square, Quay Street, Byrom Street - retail space	710	462	4,000	1,846
River Quay, Owen Street - retail units	1,246	810	4,000	3,240
Newton Street/Dale Street - A1/A3 units	2,501	1,626	4,000	6,503
Dantzic Street/Shudehill - retail space	1,200	780	4,000	3,120
Auburn Street/London Road - retail space	2,466	1,603	4,000	6,412
St Georges Island, Hulme Hall Rd - retail uses	1,951	1,268	4,000	5,073
Pin Mill Brow/Mancunian Way - retail unit	1,990	1,294	4,000	5,174
Hardman Square, Quay Street, Byrom Street - retail space	279	181	4,000	725
Rochdale Canal Basin - unit for Ilva	11,124	7,231	2,500	18,077
CENTRAL				
Royal Mills, Redhill Street, Central - small shop units	1,022	664	2,500	1,661
New Islington, Central - retail space	2,100	1,365	2,500	3,413
Great Ancoats St/Every St, Beswick & Clayton - retail space	850	553	2,500	1,381
Great Ancoats St/Jersey St, Central - retail uses	1,380	897	2,500	2,243
Pollard St/Munday St, Central - A1/A3 retail space	279	181	2,500	453
Former Ancoats Hospital, Old Mill Street, Beswick & Clayton - retail/leisure use	1,287	837	2,500	2,091
Central Retail Park, Phase 2, Great Ancoats Street/Mill Street, Bradford - A1 units	1776	1,421	2,500	3,552
Total	**69,624**	**46,472**	**4,412**	**205,051**

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COMPARISON GOODS

TABLE 16 cont.
FLOORSPACE - COMMITMENTS 2005

	Gross Flsp (sqm)	Net Flsp (sqm)	Average Sales (£ per sq m net)	Average Turnover (£000s)	Turnover of Existing Flsp (£000s)	Turnover of eplacement Flsp (£000s)
NORTHERN						
Cheetham - Other retail units (Tesco scheme)	4,645	3,019	2,000	6,039	2,054	3,985
Red Bank, Cheetham Hill Road, Cheetham - retail and nursery space	1,499	974	2,000	1,949		1,949
Scropton St/Rochdale Rd, Harpurhey - A1 space	1,359	883	2,000	1,767		1,767
Heaton Mills Retail Park, Blackley - 1 non food unit	1,399	1,119	2,500	2,798		2,798
Manchester Fort - Mezzanine floor Unit 22	1,393	1,114	2,500	2,786		2,786
Manchester Fort, Phase 2 (and unlet Phase 1)						
Unit 13 Under Offer	232	186	2,500	464		464
Unit 14 Under Offer	232	186	2,500	464		464
Unit 18 Under Offer	232	186	2,500	464		464
Unit 19 Under Offer	209	167	2,500	418		418
Unit 20 Jessops	121	97	2,500	242		242
Unit 21 Beaver Brooks	139	111	2,500	278		278
Unit 22 Next	1,394	1,115	2,500	2,788		2,788
Unit 23 Under Offer	678	542	2,500	1,356		1,356
Unit 24 Under Offer	372	298	2,500	744		744
Unit 25 Under Offer	464	371	2,500	928		928
Unit 26 Under Offer	928	742	2,500	1,856		1,856
Unit 27 Under Offer	1,264	1,011	2,500	2,528		2,528
Unit 28 Under Offer	1,207	966	2,500	2,414		2,414
Unit 29 Borders	2,601	2,081	2,500	5,202		5,202
Total	**20,368**	**15,169**	**2,339**	**35,484**		**33,430**
EASTERN						
South Beswick, Bradford (nr Openshaw) - retail space	1,400	910	2,000	1,820		
Crabtree Lane/Ashton New Rd, Ancoats and Clayton - 2 units	1,900	1,235	2,000	2,470		
Total	**3,300**	**2,145**		**4,290**		
CENTRAL EAST						
Hyde Road, Pottery Ln, Longsight - A1 uses	1,872	1,217	2,000	2,434		
Upper Brook St/Plymouth Gv, Ardwick - retail space	1,042	677	2,000	1,355		
Plymouth Grove Estate, Stockport Road, Ardwick - retail/commercial space	1,236	803	2,000	1,607		
Total	**4,150**	**2,698**		**5,395**		
CENTRAL WEST						
Stretford Rd/Royce Rd, Hulme - retail space	150	98	2,000	195		
Total	**150**	**98**		**195**		
WESTERN						
Barlow Moor Road, Chorlton - retail units	1,304	848	2,000	1,695		
Total	**1,304**	**848**		**1,695**		
TOTAL	**98,896**	**67,429**	**3,739**	**252,111**		

COMPARISON GOODS

TABLE 17
FLOORSPACE - PROPOSALS

	Gross Flsp (sqm)	Net Flsp (sqm)	Average Sales (£ per sq m net)	Average Turnover (£000s)
CITY CENTRE				
Spinningfield Development - incl dept store and unit shops	50,000	32,500	6,000	195,000
NORTHERN				
A1/A2/A3 retail units Plot 12, North Manchester Shopping Centre, Harpurhey	473	307	2000	615
Manchester Fort - mezzanines Unit 26	929	743	2000	1,486
Total	**1,402**	**1,051**		**2,101**
EASTERN				
Toxteth Street, Bradford (A1 flsp not detailed)	340	221	2,000	442
Openshaw, mixed uses scheme including non food flsp	6,967	4,529	2,000	9,057
Total	**7,307**	**4,750**		**9,499**
CENTRAL EAST				
Nothing				
CENTRAL WEST				
Maine Road - possible 100% non food scheme	750	525	2,000	1,050
WESTERN				
Chorlton - redevelopment of The Precinct (5574 non food estimate 5,000 sq m gross additio	5,000	3,250	2,000	6,500
SOUTHERN				
Wythenshawe - new furniture store	18,580	14,864	2,500	37,160
TOTAL				

MANCHESTER CITY COUNCIL
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COMPARISON GOODS

TABLE 18
COMPARISON GOODS ALLOCATION - % MARKET SHARE 2016

	SURVEY ZONES																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Manchester City Centre	65.5	51.5	52.6	56.3	48.1	50.6	35.1	31.6	55.3	53.8	37.5	31.1	31.1	28.2	14.4	21.2	8.9	13.1	9.7	16.9	8.4	22.3	35.6	18.8	8.2	15.4	14.1	14.7	27.7	13.7	30.0	17.1	8.9	13.3	6.5
Northern																																			
Cheetham Hill	2.9	14.2	5.7	3.9	0.2	1.0	0.2	0.2	1.1	1.0	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	1.3	1.5	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Harpurhey	0.0	1.1	11.2	4.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Manchester Fort/Queens Rd	6.3	18.1	8.1	5.1	0.2	0.9	0.5	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	5.7	4.4	0.0	0.0	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0
Heaton Mills Retail Park	0.1	2.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.2	0.0	0.0	0.0	0.0	1.7	0.1	0.0	0.0	0.2	0.2	0.0
Northern Market Share	**9.3**	**35.6**	**25.6**	**14.0**	**0.4**	**2.0**	**0.7**	**0.5**	**1.1**	**1.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.2**	**0.0**	**0.0**	**1.1**	**7.2**	**6.1**	**0.0**	**0.0**	**0.0**	**0.0**	**2.8**	**0.1**	**0.4**	**0.0**	**0.4**	**0.2**	**0.0**
Eastern																																			
Newton Heath	0.0	0.0	0.3	2.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Openshaw (incl. Matalan)	0.0	0.0	0.1	2.1	12.8	0.2	2.9	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.1	0.0	0.0	0.0
Gorton	0.3	0.0	0.2	0.0	0.3	1.1	6.9	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Sportcity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Focus/Carpet World, Newton Hea	0.1	0.0	0.6	1.4	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Eastern Market Share	**0.4**	**0.0**	**1.2**	**6.3**	**13.4**	**1.4**	**9.8**	**0.2**	**0.1**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**2.4**	**0.2**	**0.0**	**0.0**	**0.0**
Central East																																			
Longsight	0.0	0.0	0.0	0.0	0.0	13.2	0.0	1.5	0.2	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Levenshulme	0.3	0.0	0.0	0.2	0.0	1.3	0.0	2.4	0.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
B&Q Burnage	0.2	0.2	0.1	0.1	0.4	3.3	0.3	4.3	4.6	0.5	0.2	6.2	4.3	0.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.0
Central East Market Share	**0.5**	**0.2**	**0.1**	**0.3**	**0.4**	**17.9**	**0.3**	**8.3**	**4.9**	**0.5**	**0.4**	**6.8**	**4.3**	**0.5**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.4**	**0.0**	**0.0**	**0.0**	**0.2**	**0.1**	**0.0**	**0.0**	**0.0**	**0.4**	**0.1**	**0.0**
Central West																																			
Hulme	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	1.3	2.2	0.7	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rusholme	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.2	1.6	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Withington	0.2	0.1	0.0	0.0	0.3	0.2	0.1	0.0	0.4	0.0	0.4	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disbury	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.7	5.1	0.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Princes Parkway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central West Market Share	**0.2**	**0.1**	**0.3**	**0.0**	**0.3**	**1.2**	**0.1**	**0.4**	**3.4**	**2.4**	**1.5**	**1.4**	**5.3**	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.0**	**0.1**	**0.5**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**
Western																																			
Chorlton	0.5	0.2	0.0	0.0	0.4	0.0	0.0	0.6	1.0	2.4	10.6	0.7	2.8	0.4	0.7	0.4	0.4	0.0	0.4	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
Western Market Share	**0.5**	**0.2**	**0.0**	**0.0**	**0.4**	**0.0**	**0.0**	**0.6**	**1.0**	**2.4**	**10.6**	**0.7**	**2.8**	**0.4**	**0.7**	**0.4**	**0.4**	**0.0**	**0.4**	**0.0**	**1.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**
Southern																																			
Northenden	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.6	0.2	4.6	2.1	2.5	0.0	0.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2	0.0
Wythenshawe	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.3	0.0	0.2	0.1	0.3	10.4	10.5	30.4	5.8	0.0	3.0	3.5	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0
Brookway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Southern Market Share	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.2**	**0.7**	**0.0**	**0.2**	**0.8**	**0.5**	**15.3**	**12.7**	**32.9**	**5.8**	**0.2**	**3.0**	**3.9**	**0.1**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.0**	**0.2**	**0.4**	**0.0**	**0.1**	**0.0**	**0.0**	**1.1**	**0.0**
Total Sub Areas Market Share	**11.0**	**36.1**	**27.1**	**20.7**	**14.9**	**22.7**	**10.8**	**10.2**	**11.2**	**6.7**	**12.7**	**10.0**	**13.1**	**17.0**	**13.4**	**33.5**	**6.2**	**0.5**	**3.8**	**4.1**	**1.8**	**1.3**	**7.3**	**6.5**	**0.0**	**0.3**	**0.5**	**0.4**	**3.3**	**0.1**	**3.2**	**0.2**	**0.8**	**1.3**	**0.0**
Other Centres/Stores	**23.5**	**12.3**	**20.3**	**23.1**	**37.0**	**26.7**	**54.1**	**58.2**	**33.5**	**39.6**	**49.8**	**58.9**	**55.8**	**54.7**	**72.3**	**45.4**	**84.9**	**86.4**	**86.5**	**79.0**	**89.7**	**76.3**	**57.1**	**74.7**	**91.8**	**84.3**	**85.4**	**84.9**	**69.0**	**86.2**	**66.8**	**82.7**	**90.3**	**85.3**	**93.5**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey September 2005

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 19
COMPARISON GOODS ALLOCATION - SPEND (£000) 2016

Floorspace Efficiency	2011	2016	2.5 %pa															
																		SURVEY ZONES
	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)	18 (£000)
Manchester City Centre	69,086	43,047	58,493	70,494	42,649	58,285	24,619	24,942	######	48,557	56,099	41,419	33,492	14,120	14,678	16,883	14,749	14,369
Northern																		
Cheetham Hill	1,989	9,374	5,244	3,608	211	1,182	146	191	2,033	891	0	0	203	0	0	45	0	253
Harpurhey	0	931	12,436	6,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manchester Fort/Queens Rd	6,672	15,159	8,991	6,362	185	1,065	332	188	0	102	0	0	0	0	0	0	0	0
Heaton Mills Retail Park	90	909	714	203	0	0	0	0	0	0	0	474	0	0	0	0	0	0
Northern Total	**9,805**	**26,373**	**27,384**	**16,305**	**396**	**2,247**	**478**	**379**	**2,033**	**993**	**0**	**474**	**203**	**0**	**0**	**45**	**0**	**253**
Eastern																		
Newton Heath	0	0	315	3,410	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Openshaw (incl. Matalan)	0	0	71	2,690	11,382	217	2,026	0	0	133	0	0	0	0	0	45	0	0
Gorton	342	0	206	0	257	1,245	4,817	193	103	51	0	0	0	0	0	0	0	0
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	90	0	697	1,797	145	188	0	0	0	0	0	0	0	0	0	0	0	0
Eastern Total	**432**	**0**	**1,289**	**7,897**	**11,834**	**1,650**	**6,843**	**193**	**103**	**184**	**0**	**0**	**0**	**0**	**0**	**45**	**0**	**0**
Central East																		
Longsight	0	0	0	0	0	15,242	0	1,189	398	0	357	550	0	0	0	0	0	0
Levenshulme	342	0	0	246	0	1,495	0	1,901	103	0	0	262	0	0	0	0	0	0
B&Q Burnage	187	202	71	124	352	3,850	208	3,414	8,329	491	244	8,236	4,662	261	0	45	0	0
Central East Total	**529**	**202**	**71**	**370**	**352**	**20,587**	**208**	**6,504**	**8,830**	**491**	**601**	**9,048**	**4,662**	**261**	**0**	**45**	**0**	**0**
Central West																		
Hulme	0	0	0	0	0	275	0	0	2,289	2,001	1,111	529	0	0	0	0	0	0
Rusholme	0	0	0	0	0	506	0	0	396	167	312	0	0	116	0	0	0	0
Fallowfield	0	0	0	0	0	340	0	188	2,854	0	0	0	200	106	0	0	0	0
Withington	224	123	0	0	275	240	40	0	637	0	532	414	0	74	0	0	0	0
Disbury	0	0	295	0	0	0	0	149	0	0	312	894	5,518	106	0	0	0	0
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**224**	**123**	**295**	**0**	**275**	**1,360**	**40**	**337**	**6,176**	**2,168**	**2,268**	**1,837**	**5,717**	**401**	**0**	**0**	**0**	**0**
Western																		
Chorlton	566	155	0	0	378	0	0	480	1,800	2,176	15,849	940	2,988	220	686	296	692	0
Western Total	**566**	**155**	**0**	**0**	**378**	**0**	**0**	**480**	**1,800**	**2,176**	**15,849**	**940**	**2,988**	**220**	**686**	**296**	**692**	**0**
Southern																		
Northenden	90	0	0	62	0	0	0	0	797	0	0	865	261	2,298	2,113	2,015	0	253
Wythenshawe	0	0	0	0	0	240	0	129	547	0	305	196	317	5,187	10,752	24,238	9,613	0
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	144	116	45	0	0
Southern Total	**90**	**0**	**0**	**62**	**0**	**240**	**0**	**129**	**1,343**	**0**	**305**	**1,061**	**577**	**7,628**	**12,981**	**26,299**	**9,613**	**253**
Total Sub Areas	6,370	23,511	22,368	17,116	4,372	26,084	6,166	8,022	20,285	6,012	16,027	13,360	13,070	6,010	8,559	18,749	2,005	507
Other Centres/Stores	37,438	22,838	38,113	46,469	47,822	38,785	42,863	49,811	73,323	42,075	85,125	85,266	66,534	32,380	81,972	46,578	######	97,801
TOTAL	**######**	**89,396**	**118,973**	**######**	**94,843**	**######**	**73,648**	**82,775**	**######**	**96,643**	**######**	**######**	**######**	**52,510**	**######**	**82,210**	**######**	**######**

	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)
Manchester City Centre	34,818	43,616	35,860	91,237	86,255	64,960	32,296	23,616	14,894	74,053	76,045	85,113	98,141	90,316	42,045	44,461	15,596	1,699,512
Northern																		
Cheetham Hill	676	0	0	0	3,134	5,042	0	0	0	0	1,692	0	0	0	0	0	0	35,914
Harpurhey	0	0	0	0	522	0	0	0	0	0	0	0	0	0	889	0	0	20,911
Manchester Fort/Queens Rd	0	0	0	231	13,795	15,175	0	0	0	0	1,195	0	1,272	0	0	0	0	70,723
Heaton Mills Retail Park	0	0	0	4,257	0	721	0	0	0	0	4,672	916	0	0	960	719	0	14,636
Northern Total	**676**	**0**	**0**	**4,488**	**17,451**	**20,939**	**0**	**0**	**0**	**0**	**7,559**	**916**	**1,272**	**0**	**1,849**	**719**	**0**	**143,238**
Eastern																		
Newton Heath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,775
Openshaw (incl. Matalan)	0	0	0	0	0	0	0	0	0	0	0	0	7,615	776	0	0	0	24,955
Gorton	0	0	0	0	0	0	0	0	0	0	0	0	0	299	0	0	0	7,512
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	0	0	0	0	154	0	0	0	0	0	404	0	185	0	0	0	0	3,660
Eastern Total	**0**	**0**	**0**	**0**	**154**	**0**	**0**	**0**	**0**	**0**	**404**	**0**	**7,800**	**1,074**	**0**	**0**	**0**	**39,902**
Central East																		
Longsight	0	0	0	0	154	0	0	0	0	0	0	0	0	0	0	0	0	17,891
Levenshulme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	267	0	0	4,616
B&Q Burnage	0	0	0	0	0	1,520	0	0	0	820	156	0	0	0	1,502	189	0	34,863
Central East Total	**0**	**0**	**0**	**0**	**154**	**1,520**	**0**	**0**	**0**	**820**	**156**	**0**	**0**	**0**	**1,769**	**189**	**0**	**57,369**
Central West																		
Hulme	0	0	1,013	880	0	0	0	0	0	0	0	0	0	0	0	0	0	8,099
Rusholme	0	0	0	0	0	1,699,512	0	87	507	0	0	0	0	0	0	0	0	1,701,603
Fallowfield	0	0	0	0	0	0	0	0	0	0	0	0	481	0	0	0	0	4,168
Withington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,559
Disbury	748	539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,559
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**748**	**539**	**1,013**	**880**	**0**	**0**	**0**	**87**	**507**	**0**	**0**	**0**	**481**	**0**	**0**	**0**	**0**	**25,475**
Western																		
Chorlton	1,496	0	6,048	0	0	0	0	0	0	0	0	0	606	0	0	0	0	35,375
Western Total	**1,496**	**0**	**6,048**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**606**	**0**	**0**	**0**	**0**	**35,375**
Southern																		
Northenden	0	1,077	0	0	0	0	0	0	0	0	0	0	185	0	0	695	0	10,711
Wythenshawe	10,764	8,996	625	0	0	196	0	330	0	0	0	0	0	0	0	2,877	0	75,310
Brookway Retail Park	0	0	0	0	0	0	0	0	0	1,051	977	0	0	0	0	0	0	2,332
Southern Total	**10,764**	**10,073**	**625**	**0**	**0**	**196**	**0**	**330**	**0**	**1,051**	**977**	**0**	**185**	**0**	**0**	**3,572**	**0**	**88,352**
Total Sub Areas	2,920	2,858	3,438	5,368	10,491	15,735	0	417	507	1,871	9,095	916	3,803	1,074	3,618	4,479	0	285,182
Other Centres/Stores	######	######	######	######	######	275,652	######	######	93,222	######	######	555,914	241,414	451,930	######	######	######	6,198,199
TOTAL	**######**	**######**	**######**	**######**	**######**	**356,348**	**######**	**######**	**######**	**######**	**######**	**641,943**	**343,358**	**543,320**	**######**	**######**	**######**	**8,287,424**

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 20
COMPARISON GOODS ALLOCATION - % MARKET SHARE 2021

	SURVEY ZONES																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Manchester City Centre	65.5	51.5	52.6	56.3	48.1	50.6	35.1	31.6	55.3	53.8	37.5	31.1	31.1	28.2	14.4	21.2	8.9	13.1	9.7	16.9	8.4	22.3	35.6	18.8	8.2	15.4	14.1	14.7	27.7	13.7	30.0	17.1	8.9	13.3	6.5
Northern																																			
Cheetham Hill	1.9	11.2	4.7	2.9	0.2	1.0	0.2	0.2	1.1	1.0	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.2	0.2	0.0	0.0	0.0	1.3	1.5	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Harpurhey	0.0	1.1	11.2	4.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Manchester Fort/Queens Rd	6.3	18.1	8.1	5.1	0.2	0.9	0.5	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	5.7	4.4	0.0	0.0	0.0	0.0	0.4	0.0	0.4	0.0	0.0	0.0	0.0
Heaton Mills Retail Park	0.1	1.1	0.6	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.2	0.0	0.0	0.0	0.0	1.7	0.1	0.0	0.0	0.2	0.2	0.0
Northern Market Share	**8.3**	**31.6**	**24.6**	**13.0**	**0.4**	**2.0**	**0.7**	**0.5**	**1.1**	**1.1**	**0.0**	**0.4**	**0.2**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.2**	**0.0**	**0.0**	**1.1**	**7.2**	**6.1**	**0.0**	**0.0**	**0.0**	**0.0**	**2.8**	**0.1**	**0.4**	**0.0**	**0.4**	**0.2**	**0.0**
Eastern																																			
Newton Heath	0.0	0.0	0.3	2.7	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Openshaw (incl. Matalan)	0.0	0.0	0.1	2.1	12.8	0.2	2.9	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.1	0.0	0.0	0.0
Gorton	0.3	0.0	0.2	0.0	0.3	1.1	6.9	0.2	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0
Sportcity	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Focus/Carpet World, Newton He	0.1	0.0	0.6	1.4	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0
Eastern Market Share	**0.4**	**0.0**	**1.2**	**6.3**	**13.4**	**1.4**	**9.8**	**0.2**	**0.1**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**2.4**	**0.2**	**0.0**	**0.0**	**0.0**
Central East																																			
Longsight	0.0	0.0	0.0	0.0	0.0	13.2	0.0	1.5	0.2	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Levenshulme	0.3	0.0	0.0	0.2	0.0	1.3	0.0	2.4	0.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0
B&Q Burnage	0.2	0.2	0.1	0.1	0.4	3.3	0.3	4.3	4.6	0.5	0.2	6.2	4.3	0.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.3	0.1	0.0
Central East Market Share	**0.3**	**0.0**	**0.0**	**0.2**	**0.0**	**14.5**	**0.0**	**3.9**	**0.3**	**0.0**	**0.2**	**0.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**
Central West																																			
Hulme	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	1.3	2.2	0.7	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rusholme	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.2	1.6	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Withington	0.2	0.1	0.0	0.0	0.3	0.2	0.1	0.0	0.4	0.0	0.4	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disbury	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.7	5.1	0.2	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fallowfield Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Princes Parkway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Central West Market Share	**0.2**	**0.1**	**0.3**	**0.0**	**0.3**	**1.2**	**0.1**	**0.4**	**3.4**	**2.4**	**1.5**	**1.4**	**5.3**	**0.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.2**	**0.2**	**0.2**	**0.0**	**0.0**	**0.0**	**0.1**	**0.5**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**
Western																																			
Chorlton	0.5	0.2	0.0	0.0	0.4	0.0	0.0	0.6	1.0	2.4	10.6	0.7	2.8	0.4	0.7	0.4	0.4	0.0	0.4	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0
Western Market Share	**0.5**	**0.2**	**0.0**	**0.0**	**0.4**	**0.0**	**0.0**	**0.6**	**1.0**	**2.4**	**10.6**	**0.7**	**2.8**	**0.4**	**0.7**	**0.4**	**0.4**	**0.0**	**0.4**	**0.0**	**1.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.0**	**0.0**	**0.0**
Southern																																			
Northenden	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.6	0.2	4.6	2.1	2.5	0.0	0.2	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.2	0.0
Wythenshawe	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.3	0.0	0.2	0.1	0.3	10.4	10.5	30.4	5.8	0.0	3.0	3.5	0.1	0.0	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0
Brookway Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Southern Market Share	**0.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.2**	**0.0**	**0.2**	**0.7**	**0.0**	**0.2**	**0.8**	**0.5**	**15.3**	**12.7**	**32.9**	**5.8**	**0.2**	**3.0**	**3.9**	**0.1**	**0.0**	**0.0**	**0.1**	**0.0**	**0.2**	**0.0**	**0.2**	**0.4**	**0.0**	**0.1**	**0.0**	**0.0**	**1.1**	**0.0**
Total Sub Areas Market Share	**9.9**	**31.9**	**26.1**	**19.6**	**14.5**	**19.3**	**10.5**	**5.8**	**6.6**	**6.1**	**12.5**	**3.8**	**8.8**	**16.5**	**13.4**	**33.4**	**6.2**	**0.5**	**3.8**	**4.1**	**1.8**	**1.3**	**7.3**	**6.1**	**0.0**	**0.3**	**0.5**	**0.2**	**3.3**	**0.1**	**3.2**	**0.2**	**0.4**	**1.3**	**0.0**
Other Centres/Stores	**24.7**	**16.6**	**21.3**	**24.2**	**37.3**	**30.0**	**54.4**	**62.5**	**38.1**	**40.1**	**50.0**	**65.1**	**60.1**	**55.3**	**72.3**	**45.4**	**84.9**	**86.4**	**86.5**	**79.0**	**89.7**	**76.3**	**57.1**	**75.1**	**91.8**	**84.3**	**85.4**	**85.1**	**69.1**	**86.2**	**66.8**	**82.7**	**90.6**	**85.4**	**93.5**
TOTAL	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Manchester Household Telephone Interview Survey September 2005

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

COMPARISON GOODS

TABLE 21
COMPARISON GOODS ALLOCATION - SPEND (£000) 2021

Floorspace Efficiency 2016 2021 2.5 %pa

SURVEY ZONES

	1 (£000)	2 (£000)	3 (£000)	4 (£000)	5 (£000)	6 (£000)	7 (£000)	8 (£000)	9 (£000)	10 (£000)	11 (£000)	12 (£000)	13 (£000)	14 (£000)	15 (£000)	16 (£000)	17 (£000)
Manchester City Centre	85,708	54,493	73,887	89,108	54,299	72,388	31,114	31,063	123,773	60,467	70,316	51,549	41,864	17,856	18,441	21,285	18,191
Northern																	
Cheetham Hill	2,467	11,867	6,624	4,560	269	1,468	185	237	2,511	1,109	0	0	254	0	0	57	0
Harpurhey	0	1,179	12,900	7,752	0	0	0	0	0	0	0	0	0	0	0	0	0
Manchester Fort/Queens Rd	8,277	19,189	11,357	8,041	235	1,322	420	234	0	127	0	0	0	0	0	0	0
Heaton Mills Retail Park	111	1,151	903	257	0	0	0	0	0	0	0	590	0	0	0	0	0
Northern Total	**10,855**	**33,386**	**31,783**	**20,610**	**504**	**2,790**	**604**	**472**	**2,511**	**1,237**	**0**	**590**	**254**	**0**	**0**	**57**	**0**
Eastern																	
Newton Heath	0	0	398	4,310	64	0	0	0	0	0	0	0	0	0	0	0	0
Openshaw (incl. Matalan)	0	0	89	3,401	14,491	269	2,561	0	0	165	0	0	0	0	0	57	0
Gorton	424	0	260	0	327	1,546	6,087	241	127	64	0	0	0	0	0	0	0
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	111	0	880	2,272	184	234	0	0	0	0	0	0	0	0	0	0	0
Eastern Total	**535**	**0**	**1,628**	**9,982**	**15,066**	**2,049**	**8,648**	**241**	**127**	**229**	**0**	**0**	**0**	**0**	**0**	**57**	**0**
Central East																	
Longsight	0	0	0	0	0	18,930	0	1,481	492	0	448	684	0	0	0	0	0
Levenshulme	424	0	0	311	0	1,857	0	2,367	127	0	0	326	0	0	0	0	0
B&Q Burnage	232	256	89	157	448	4,781	263	4,252	10,288	611	305	10,250	5,828	330	0	57	0
Central East Total	**656**	**256**	**89**	**468**	**448**	**25,569**	**263**	**8,100**	**10,906**	**611**	**753**	**11,261**	**5,828**	**330**	**0**	**57**	**0**
Central West																	
Hulme	0	0	0	0	0	341	0	0	2,828	2,492	1,393	659	0	0	0	0	0
Rusholme	0	0	0	0	0	629	0	0	489	208	391	0	0	146	0	0	0
Fallowfield	0	0	0	0	0	422	0	234	3,525	0	0	0	249	134	0	0	0
Withington	278	156	0	0	350	298	50	0	787	0	667	515	0	93	0	0	0
Disbury	0	0	372	0	0	0	0	185	0	0	391	1,112	6,897	134	0	0	0
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**278**	**156**	**372**	**0**	**350**	**1,690**	**50**	**419**	**7,629**	**2,700**	**2,843**	**2,286**	**7,146**	**508**	**0**	**0**	**0**
Western																	
Chorlton	702	196	0	0	482	0	0	598	2,224	2,709	19,865	1,170	3,734	278	862	373	853
Western Total	**702**	**196**	**0**	**0**	**482**	**0**	**0**	**598**	**2,224**	**2,709**	**19,865**	**1,170**	**3,734**	**278**	**862**	**373**	**853**
Southern																	
Northenden	111	0	0	78	0	0	0	0	984	0	0	1,076	326	2,906	2,655	2,541	0
Wythenshawe	0	0	0	0	0	298	0	160	675	0	382	244	396	6,559	13,509	30,558	11,856
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	182	145	57	0
Southern Total	**111**	**0**	**0**	**78**	**0**	**298**	**0**	**160**	**1,659**	**0**	**382**	**1,320**	**722**	**9,646**	**16,309**	**33,156**	**11,856**
Total Sub Areas	7,902	29,763	28,254	21,636	5,566	32,396	7,793	9,990	25,056	7,486	20,089	16,627	16,338	7,600	10,754	23,637	2,473
Other Centres/Stores	46,446	30,081	49,510	64,225	61,809	53,877	54,890	62,270	93,609	52,395	107,090	106,848	83,415	40,946	102,989	58,722	184,070
TOTAL	**140,056**	**114,337**	**151,651**	**174,969**	**121,674**	**158,660**	**93,797**	**103,323**	**242,438**	**120,349**	**197,495**	**175,024**	**141,617**	**66,402**	**132,184**	**103,643**	**204,734**

	18 (£000)	19 (£000)	20 (£000)	21 (£000)	22 (£000)	23 (£000)	24 (£000)	25 (£000)	26 (£000)	27 (£000)	28 (£000)	29 (£000)	30 (£000)	31 (£000)	32 (£000)	33 (£000)	34 (£000)	35 (£000)	TOTAL (£000)
Manchester City Centre	17,736	43,117	54,485	45,018	111,583	106,425	81,655	39,863	29,189	18,501	92,530	94,677	105,633	120,912	112,388	52,219	54,007	19,062	2,114,799
Northern																			
Cheetham Hill	313	838	0	0	0	3,867	6,338	0	0	0	0	2,106	0	0	0	0	0	0	45,069
Harpurhey	0	0	0	0	0	644	0	0	0	0	0	0	0	0	0	1,104	0	0	23,579
Manchester Fort/Queens Rd	0	0	0	0	283	17,021	19,076	0	0	0	0	1,487	0	1,567	0	0	0	0	88,637
Heaton Mills Retail Park	0	0	0	0	5,206	0	906	0	0	0	0	5,817	1,137	0	0	1,193	873	0	18,144
Northern Total	**313**	**838**	**0**	**0**	**5,489**	**21,532**	**26,320**	**0**	**0**	**0**	**0**	**9,410**	**1,137**	**1,567**	**0**	**2,297**	**873**	**0**	**175,428**
Eastern																			
Newton Heath	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,772
Openshaw (incl. Matalan)	0	0	0	0	0	0	0	0	0	0	0	0	0	9,382	965	0	0	0	31,380
Gorton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	372	0	0	0	9,448
Sportcity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Focus/Carpet World, Newton Heath	0	0	0	0	0	190	0	0	0	0	0	503	0	228	0	0	0	0	4,602
Eastern Total	**0**	**0**	**0**	**0**	**0**	**190**	**0**	**0**	**0**	**0**	**0**	**503**	**0**	**9,610**	**1,337**	**0**	**0**	**0**	**50,203**
Central East																			
Longsight	0	0	0	0	0	190	0	0	0	0	0	0	0	0	0	0	0	0	22,225
Levenshulme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	332	0	0	5,744
B&Q Burnage	0	0	0	0	0	0	1,911	0	0	0	1,025	194	0	0	0	1,865	229	0	43,372
Central East Total	**0**	**0**	**0**	**0**	**0**	**190**	**1,911**	**0**	**0**	**0**	**1,025**	**194**	**0**	**0**	**0**	**2,196**	**229**	**0**	**71,341**
Central West																			
Hulme	0	0	0	1,272	1,076	0	0	0	0	0	0	0	0	0	0	0	0	0	10,060
Rusholme	0	0	0	0	0	0	0	0	107	629	0	0	0	0	0	0	0	0	2,601
Fallowfield	0	0	0	0	0	0	0	0	0	0	0	0	0	592	0	0	0	0	5,157
Withington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,194
Disbury	0	926	673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,690
Fallowfield Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Princes Parkway Retail Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Central West Total	**0**	**926**	**673**	**1,272**	**1,076**	**0**	**0**	**0**	**107**	**629**	**0**	**0**	**0**	**592**	**0**	**0**	**0**	**0**	**31,703**
Western																			
Chorlton	0	1,852	0	7,593	0	0	0	0	0	0	0	0	0	746	0	0	0	0	44,239
Western Total	**0**	**1,852**	**0**	**7,593**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**746**	**0**	**0**	**0**	**0**	**44,239**
Southern																			
Northenden	313	0	1,346	0	0	0	0	0	0	0	0	0	0	228	0	0	844	0	13,408
Wythenshawe	0	13,330	11,237	784	0	0	246	0	408	0	0	0	0	0	0	0	3,494	0	94,136
Brookway Retail Park	0	0	0	0	0	0	0	0	0	0	1,313	1,216	0	0	0	0	0	0	2,913
Southern Total	**313**	**13,330**	**12,583**	**784**	**0**	**0**	**246**	**0**	**408**	**0**	**1,313**	**1,216**	**0**	**228**	**0**	**0**	**4,339**	**0**	**110,457**
Total Sub Areas	625	3,616	3,570	4,316	6,565	12,945	19,779	0	515	629	2,338	11,323	1,137	4,686	1,337	4,493	5,441	0	356,673
Other Centres/Stores	120,716	397,597	274,496	483,980	396,370	194,518	346,495	446,691	165,337	115,793	553,917	253,150	689,942	297,429	562,376	529,012	357,871	274,606	7,713,488
TOTAL	**139,077**	**444,329**	**332,551**	**533,314**	**514,517**	**313,887**	**447,929**	**486,554**	**195,042**	**134,923**	**648,784**	**359,150**	**796,713**	**423,027**	**676,100**	**585,724**	**417,319**	**293,668**	**10,311,658**

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COMPARISON GOODS

TABLE 22
FUTURE SHOP FLOORSPACE CAPACITY - CITY CENTRE BASELINE

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	889,403	1,064,706	1,165,222	1,458,228	1,794,540
Inflow Spending (£000)	213,457	255,529	279,653	349,975	430,690
Total Spending (£000)	1,102,860	1,320,235	1,444,875	1,808,203	2,225,229
Existing Shop Floorspace (sq m net)	103,788	103,788	103,788	103,788	103,788
Sales per sq m net £	10,626	11,729	12,323	13,942	15,775
Sales from Existing Floorspace (£000)	1,102,860	1,217,351	1,278,980	1,447,048	1,637,202
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	102,884	165,895	361,155	588,027
Sales per sq m net in new shops (£)	6,000	6,623	6,958	7,873	8,907
Capacity for new floorspace (sq m net)	0	15,535	23,842	45,875	66,018

COMPARISON GOODS

TABLE 23
FUTURE SHOP FLOORSPACE CAPACITY - CITY CENTRE WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	889,403	1,064,706	1,165,222	1,458,228	1,794,540
Inflow Spending (£000)	213,457	255,529	279,653	349,975	430,690
Total Spending (£000)	1,102,860	1,320,235	1,444,875	1,808,203	2,225,229
Existing Shop Floorspace (sq m net)	103,788	103,788	103,788	103,788	103,788
Sales per sq m net £	10,626	11,729	12,323	13,942	15,775
Sales from Existing Floorspace (£000)	1,102,860	1,217,351	1,278,980	1,447,048	1,637,202
Sales from Proposed Floorspace (£000)	0	226,338	237,797	269,045	304,400
Residual Spending to Support new shops (£000)	0	-123,455	-71,902	92,109	283,627
Sales per sq m net in new shops (£)	6,000	6,623	6,958	7,873	8,907
Capacity for new floorspace (sq m net)	0	-18,641	-10,333	11,700	31,843

COMPARISON GOODS

TABLE 24
FUTURE SHOP FLOORSPACE CAPACITY - CITY CENTRE WITH COMMITMENTS & PROPOSALS - CURRENT MARKET SHARES

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	889,403	1,064,706	1,165,222	1,458,228	1,794,540
Inflow Spending (£000)	213,457	255,529	279,653	349,975	430,690
Total Spending (£000)	1,102,860	1,320,235	1,444,875	1,808,203	2,225,229
Existing Shop Floorspace (sq m net)	103,788	103,788	103,788	103,788	103,788
Sales per sq m net £	10,626	11,729	12,323	13,942	15,775
Sales from Existing Floorspace (£000)	1,102,860	1,217,351	1,278,980	1,447,048	1,637,202
Sales from Proposed Floorspace (£000)	0	226,338	237,797	489,670	554,017
Residual Spending to Support new shops (£000)	0	-123,455	-71,902	-128,515	34,011
Sales per sq m net in new shops (£)	6,000	6,623	6,958	7,873	8,907
Capacity for new floorspace (sq m net)	0	-18,641	-10,333	-16,325	3,818

COMPARISON GOODS

TABLE 25
FUTURE SHOP FLOORSPACE CAPACITY - CITY CENTRE WITH COMMITMENTS & PROPOSALS - UPLIFT MARKET SHARES

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	889,403	1,064,706	1,165,222	1,699,512	2,114,799
Inflow Spending (£000)	213,457	255,529	279,653	407,883	507,552
Total Spending (£000)	1,102,860	1,320,235	1,444,875	2,107,395	2,622,351
Existing Shop Floorspace (sq m net)	103,788	103,788	103,788	103,788	103,788
Sales per sq m net £	10,626	11,729	12,323	13,942	15,775
Sales from Existing Floorspace (£000)	1,102,860	1,217,351	1,278,980	1,447,048	1,637,202
Sales from Proposed Floorspace (£000)	0	226,338	237,797	489,670	554,017
Residual Spending to Support new shops (£000)	0	-123,455	-71,902	170,677	431,133
Sales per sq m net in new shops (£)	6,000	6,623	6,958	7,873	8,907
Capacity for new floorspace (sq m net)	0	-18,641	-10,333	21,680	48,404

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 26
FUTURE SHOP FLOORSPACE CAPACITY - NORTHERN BASELINE

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	67,377	79,911	87,207	108,749	136,342
Existing Shop Floorspace (sq m net)	40,010	40,010	40,010	40,010	40,010
Sales per sq m net £	1,684	1,859	1,953	2,210	2,500
Sales from Existing Floorspace (£000)	67,377	74,371	78,136	88,404	100,021
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	5,539	9,071	20,345	36,321
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	2,770	4,536	10,172	18,160

TABLE 27
FUTURE SHOP FLOORSPACE CAPACITY - NORTHERN WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	67,377	79,911	87,207	108,749	136,342
Existing Shop Floorspace (sq m net)	40,010	40,010	40,010	40,010	40,010
Sales per sq m net £	1,684	1,859	1,953	2,210	2,500
Sales from Existing Floorspace (£000)	67,377	74,371	78,136	88,404	100,021
Sales from Proposed Floorspace (£000)	0	36,900	38,768	43,863	49,627
Residual Spending to Support new shops (£000)	0	-31,361	-29,697	-23,518	-13,306
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-15,681	-14,849	-11,759	-6,653

Cheetham Hill, Red Bank, Harpurhey, Heaton Mills, The Fort

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 28
FUTURE SHOP FLOORSPACE CAPACITY - NORTHERN WITH COMMITMENTS & PROPOSALS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	67,377	79,911	87,207	108,749	136,342
Existing Shop Floorspace (sq m net)	40,010	40,010	40,010	40,010	40,010
Sales per sq m net £	1,684	1,859	1,953	2,210	2,500
Sales from Existing Floorspace (£000)	67,377	74,371	78,136	88,404	100,021
Sales from Proposed Floorspace (£000)	0	39,220	41,205	46,620	52,746
Residual Spending to Support new shops (£000)	0	-33,680	-32,134	-26,275	-16,425
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-16,840	-16,067	-13,138	-8,213

Harpurhey, The Fort

TABLE 29
FUTURE SHOP FLOORSPACE CAPACITY - NORTHERN WITH COMMITMENTS & PROPOSALS & UPLIFT MARKET SHARES

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	67,377	79,911	87,207	143,238	175,428
Existing Shop Floorspace (sq m net)	40,010	40,010	40,010	40,010	40,010
Sales per sq m net £	1,684	1,859	1,953	2,210	2,500
Sales from Existing Floorspace (£000)	67,377	74,371	78,136	88,404	100,021
Sales from Proposed Floorspace (£000)	0	39,220	41,205	46,620	52,746
Residual Spending to Support new shops (£000)	0	-33,680	-32,134	8,214	22,661
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-16,840	-16,067	4,107	11,330

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 30
FUTURE SHOP FLOORSPACE CAPACITY - EASTERN BASELINE

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	12,169	14,684	16,159	20,589	25,919
Existing Shop Floorspace (sq m net)	21,816	21,816	21,816	21,816	21,816
Sales per sq m net £	558	616	647	732	828
Sales from Existing Floorspace (£000)	12,169	13,432	14,112	15,967	18,065
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	1,252	2,046	4,622	7,854
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	626	1,023	2,311	3,927

TABLE 31
FUTURE SHOP FLOORSPACE CAPACITY - EASTERN WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	12,169	14,684	16,159	20,589	25,919
Existing Shop Floorspace (sq m net)	21,816	21,816	21,816	21,816	21,816
Sales per sq m net £	558	616	647	732	828
Sales from Existing Floorspace (£000)	12,169	13,432	14,112	15,967	18,065
Sales from Proposed Floorspace (£000)	0	4,735	4,975	5,629	6,369
Residual Spending to Support new shops (£000)	0	-3,483	-2,929	-1,007	1,486
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-1,742	-1,464	-504	743

South Beswick & Ashton New Road

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 32
FUTURE SHOP FLOORSPACE CAPACITY - EASTERN WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	12,169	14,684	16,159	20,589	25,919
Existing Shop Floorspace (sq m net)	21,816	21,816	21,816	21,816	21,816
Sales per sq m net £	558	616	647	732	828
Sales from Existing Floorspace (£000)	12,169	13,432	14,112	15,967	18,065
Sales from Proposed Floorspace (£000)	0	15,221	15,991	18,092	20,470
Residual Spending to Support new shops (£000)	0	-13,969	-13,945	-13,471	-12,616
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-6,984	-6,972	-6,735	-6,308

Toxteth Street & Openshaw

TABLE 33
FUTURE SHOP FLOORSPACE CAPACITY - EASTERN WITH COMMITMENTS & UPLIFT IN MARKET SHARES

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	12,169	14,684	16,159	39,902	50,203
Existing Shop Floorspace (sq m net)	21,816	21,816	21,816	21,816	21,816
Sales per sq m net £	558	616	647	732	828
Sales from Existing Floorspace (£000)	12,169	13,432	14,112	15,967	18,065
Sales from Proposed Floorspace (£000)	0	15,221	15,991	18,092	20,470
Residual Spending to Support new shops (£000)	0	-13,969	-13,945	5,842	11,668
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-6,984	-6,972	2,921	5,834

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 34
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL EAST BASELINE

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	33,165	40,798	45,092	57,369	71,341
Existing Shop Floorspace (sq m net)	12,838	12,838	12,838	12,838	12,838
Sales per sq m net £	2,583	2,851	2,996	3,390	3,835
Sales from Existing Floorspace (£000)	33,165	36,608	38,462	43,516	49,234
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	4,190	6,630	13,853	22,107
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	2,095	3,315	6,927	11,053

TABLE 35
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL EAST WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	33,165	40,798	45,092	57,369	71,341
Existing Shop Floorspace (sq m net)	12,838	12,838	12,838	12,838	12,838
Sales per sq m net £	2,583	2,851	2,996	3,390	3,835
Sales from Existing Floorspace (£000)	33,165	36,608	38,462	43,516	49,234
Sales from Proposed Floorspace (£000)	0	5,955	6,257	7,079	8,009
Residual Spending to Support new shops (£000)	0	-1,765	373	6,775	14,098
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-883	187	3,387	7,049

Longsight & Plymouth Grove

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 36
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL EAST WITH COMMITMENTS & PROPOSALS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	33,165	40,798	45,092	57,369	71,341
Existing Shop Floorspace (sq m net)	12,838	12,838	12,838	12,838	12,838
Sales per sq m net £	2,583	2,851	2,996	3,390	3,835
Sales from Existing Floorspace (£000)	33,165	36,608	38,462	43,516	49,234
Sales from Proposed Floorspace (£000)	0	5,955	6,257	7,079	8,009
Residual Spending to Support new shops (£000)	0	-1,765	373	6,775	14,098
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-883	187	3,387	7,049

Nothing

TABLE 37
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL EAST WITH COMMITMENTS & PROPOSALS & UPLIFT IN MARKET SHARES

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	33,165	40,798	45,092	57,369	71,341
Existing Shop Floorspace (sq m net)	12,838	12,838	12,838	12,838	12,838
Sales per sq m net £	2,583	2,851	2,996	3,390	3,835
Sales from Existing Floorspace (£000)	33,165	36,608	38,462	43,516	49,234
Sales from Proposed Floorspace (£000)	0	5,955	6,257	7,079	8,009
Residual Spending to Support new shops (£000)	0	-1,765	373	6,775	14,098
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-883	187	3,387	7,049

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 38
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL WEST BASELINE

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	14,999	18,342	20,215	25,475	31,703
Existing Shop Floorspace (sq m net)	13,317	13,317	13,317	13,317	13,317
Sales per sq m net £	1,126	1,243	1,306	1,478	1,672
Sales from Existing Floorspace (£000)	14,999	16,557	17,395	19,680	22,267
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	1,785	2,820	5,795	9,436
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	893	1,410	2,898	4,718

TABLE 39
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL WEST WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	14,999	18,342	20,215	25,475	31,703
Existing Shop Floorspace (sq m net)	13,317	13,317	13,317	13,317	13,317
Sales per sq m net £	1,126	1,243	1,306	1,478	1,672
Sales from Existing Floorspace (£000)	14,999	16,557	17,395	19,680	22,267
Sales from Proposed Floorspace (£000)	0	215	226	256	289
Residual Spending to Support new shops (£000)	0	1,570	2,594	5,539	9,147
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	785	1,297	2,770	4,573

Hulme

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 40
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL WEST WITH COMMITMENTS & PROPOSALS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	14,999	18,342	20,215	25,475	31,703
Existing Shop Floorspace (sq m net)	13,317	13,317	13,317	13,317	13,317
Sales per sq m net £	1,126	1,243	1,306	1,478	1,672
Sales from Existing Floorspace (£000)	14,999	16,557	17,395	19,680	22,267
Sales from Proposed Floorspace (£000)	0	1,374	1,444	1,634	1,848
Residual Spending to Support new shops (£000)	0	411	1,376	4,161	7,588
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	205	688	2,081	3,794

Maine Road

TABLE 41
FUTURE SHOP FLOORSPACE CAPACITY - CENTRAL WEST WITH COMMITMENTS & PROPOSALS & UPLIFT IN MARKET SHARES

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	14,999	18,342	20,215	25,475	31,703
Existing Shop Floorspace (sq m net)	13,317	13,317	13,317	13,317	13,317
Sales per sq m net £	1,126	1,243	1,306	1,478	1,672
Sales from Existing Floorspace (£000)	14,999	16,557	17,395	19,680	22,267
Sales from Proposed Floorspace (£000)	0	1,374	1,444	1,634	1,848
Residual Spending to Support new shops (£000)	0	411	1,376	4,161	7,588
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	205	688	2,081	3,794

Maine Road

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 42
FUTURE SHOP FLOORSPACE CAPACITY - WESTERN BASELINE

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	16,405	19,736	21,643	27,055	33,805
Existing Shop Floorspace (sq m net)	6,767	6,767	6,767	6,767	6,767
Sales per sq m net £	2,425	2,676	2,812	3,181	3,599
Sales from Existing Floorspace (£000)	16,405	18,109	19,025	21,525	24,354
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	1,627	2,618	5,529	9,451
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	814	1,309	2,765	4,725

TABLE 43
FUTURE SHOP FLOORSPACE CAPACITY - WESTERN WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	16,405	19,736	21,643	27,055	33,805
Existing Shop Floorspace (sq m net)	6,767	6,767	6,767	6,767	6,767
Sales per sq m net £	2,425	2,676	2,812	3,181	3,599
Sales from Existing Floorspace (£000)	16,405	18,109	19,025	21,525	24,354
Sales from Proposed Floorspace (£000)	0	1,871	1,966	2,224	2,517
Residual Spending to Support new shops (£000)	0	-244	652	3,305	6,934
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-122	326	1,653	3,467

Barlow Moor Road

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 44
FUTURE SHOP FLOORSPACE CAPACITY - WESTERN WITH COMMITMENTS & PROPOSALS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	16,405	19,736	21,643	27,055	33,805
Existing Shop Floorspace (sq m net)	6,767	6,767	6,767	6,767	6,767
Sales per sq m net £	2,425	2,676	2,812	3,181	3,599
Sales from Existing Floorspace (£000)	16,405	18,109	19,025	21,525	24,354
Sales from Proposed Floorspace (£000)	0	9,046	9,504	10,753	12,166
Residual Spending to Support new shops (£000)	0	-7,419	-6,886	-5,223	-2,715
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-3,709	-3,443	-2,612	-1,357

The Precinct Chorlton

TABLE 45
FUTURE SHOP FLOORSPACE CAPACITY - WESTERN WITH COMMITMENTS & PROPOSALS & UPLIFT IN MARKET SHARES

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	16,405	19,736	21,643	35,375	44,239
Existing Shop Floorspace (sq m net)	6,767	6,767	6,767	6,767	6,767
Sales per sq m net £	2,425	2,676	2,812	3,181	3,599
Sales from Existing Floorspace (£000)	16,405	18,109	19,025	21,525	24,354
Sales from Proposed Floorspace (£000)	0	9,046	9,504	10,753	12,166
Residual Spending to Support new shops (£000)	0	-7,419	-6,886	3,097	7,719
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	-3,709	-3,443	1,549	3,859

The Precinct Chorlton

MANCHESTER CITY COUNCIL
RETAIL NEEDS STUDY
FINAL VERSION MAY 2006

CAPACITY PROJECTIONS: COMPARISON GOODS

TABLE 46
FUTURE SHOP FLOORSPACE CAPACITY - SOUTHERN BASELINE

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	28,642	33,841	36,908	45,945	57,563
Existing Shop Floorspace (sq m net)	16,176	16,176	16,176	16,176	16,176
Sales per sq m net £	1,771	1,954	2,053	2,323	2,629
Sales from Existing Floorspace (£000)	28,642	31,616	33,216	37,581	42,519
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	2,226	3,692	8,364	15,044
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	1,113	1,846	4,182	7,522

TABLE 47
FUTURE SHOP FLOORSPACE CAPACITY - SOUTHERN WITH COMMITMENTS

Floorspace Efficiency	2005	2021	2.5 %pa		
	COMPARISON GOODS				
	2005	2009	2011	2016	2021
Residents Spending (£000)	28,642	33,841	36,908	45,945	57,563
Existing Shop Floorspace (sq m net)	16,176	16,176	16,176	16,176	16,176
Sales per sq m net £	1,771	1,954	2,053	2,323	2,629
Sales from Existing Floorspace (£000)	28,642	31,616	33,216	37,581	42,519
Sales from Proposed Floorspace (£000)	0	0	0	0	0
Residual Spending to Support new shops (£000)	0	2,226	3,692	8,364	15,044
Sales per sq m net in new shops (£)	2,000	2,000	2,000	2,000	2,000
Capacity for new floorspace (sq m net	0	1,113	1,846	4,182	7,522

No Commitments