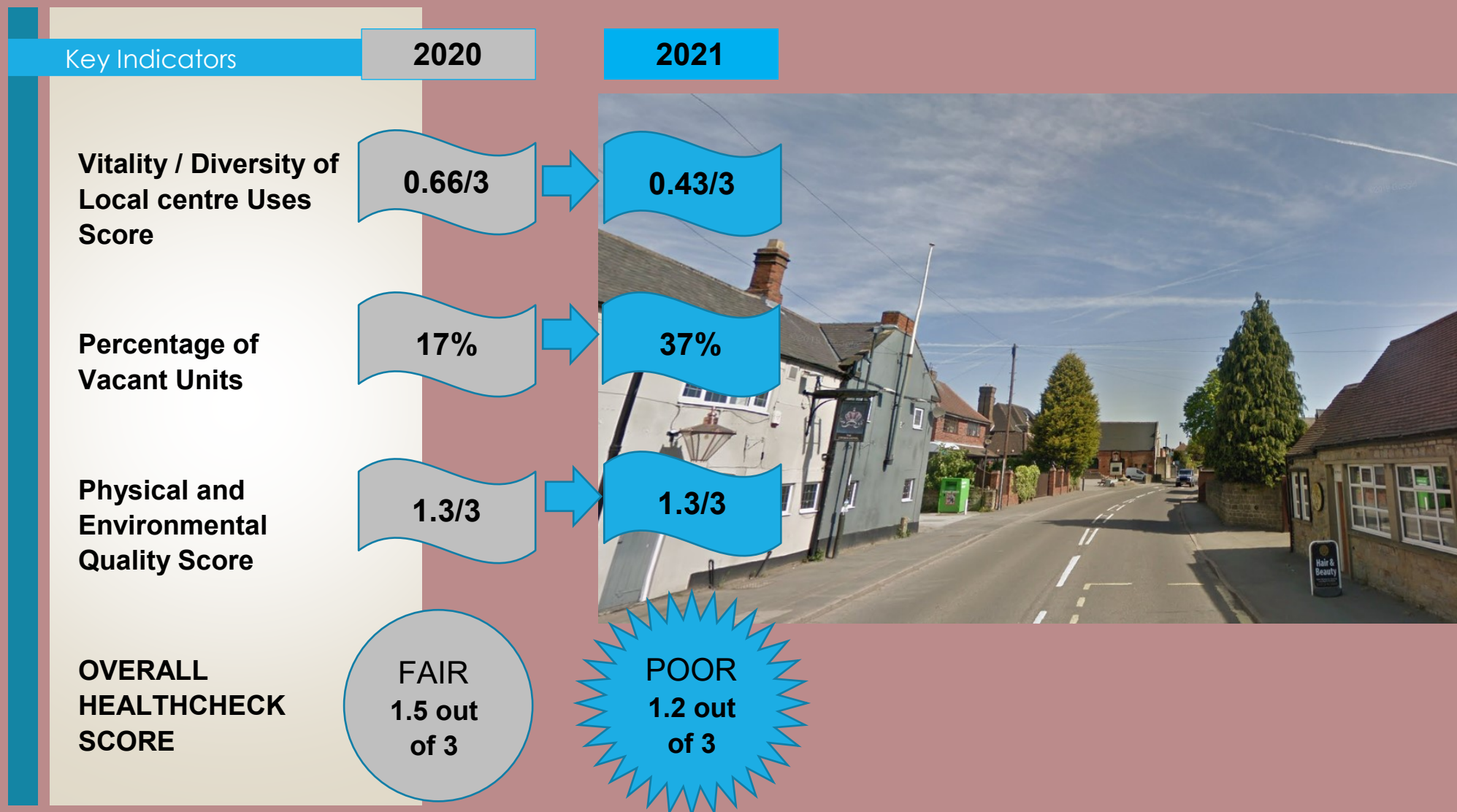


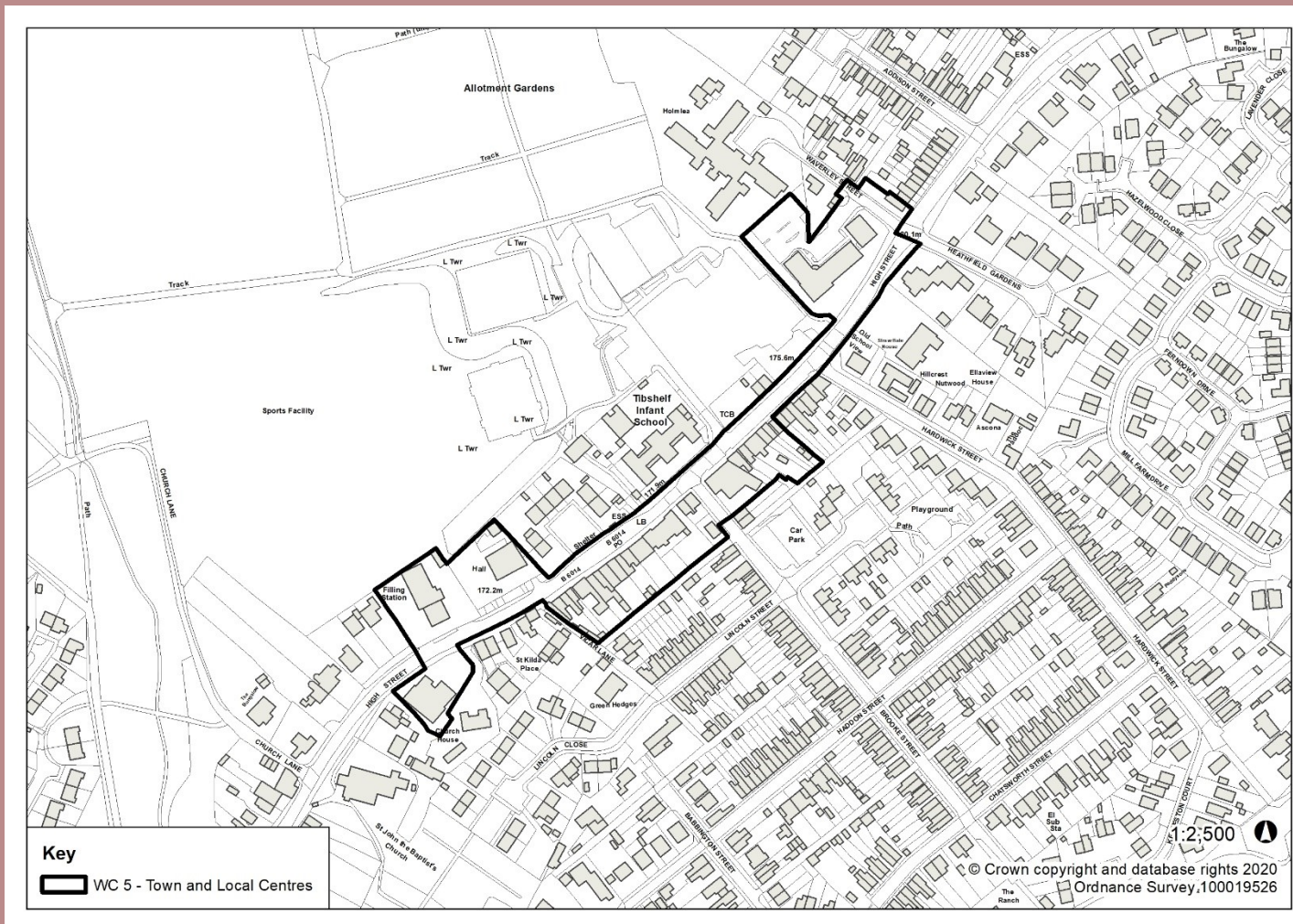
# Tibshelf– Local Centre Health Check Summary



# Introduction

Tibshelf is one of the main service centres for Bolsover District, providing a good range of services and amenities not widely available in the smaller settlements surrounding Tibshelf.

The local centre is focussed primarily around one major street, the High Street, and the uses on the centre are primarily limited to just this one stretch of road.





# Structure of the Local Centre

## Designated Local Centre

To ensure that the vitality and viability of Tibshelf local centre is supported and that it is retained as the focus for local centre uses and the heart of community life, the Local Plan for Bolsover District has designated the area shown on the plan above.

The village of Tibshelf has a distinctly linear form, with the majority of housing, goods and services located on, or adjacent to, the settlement's principle thoroughfare, High Street (B6104).

Tibshelf's retail offer, goods and services are predominantly located in a linear pattern, in small clusters on, or adjacent to, High Street.

The largest concentration of goods and services are located in the northern part of the centre, a number of community facilities are located adjacent to this area.

Tibshelf local centre has two competing retail and service centre of sub-regional significance within 10km (Mansfield and Sutton-in-Ashfield), one competing retail and service centre of local significance within 5km (South Normanton) and a further three competing retail and service centres of local significance within 10km (Alfreton, Bolsover and Kirkby-in-Ashfield).



# Vitality / Diversity of Local Centre Uses

## Survey dates

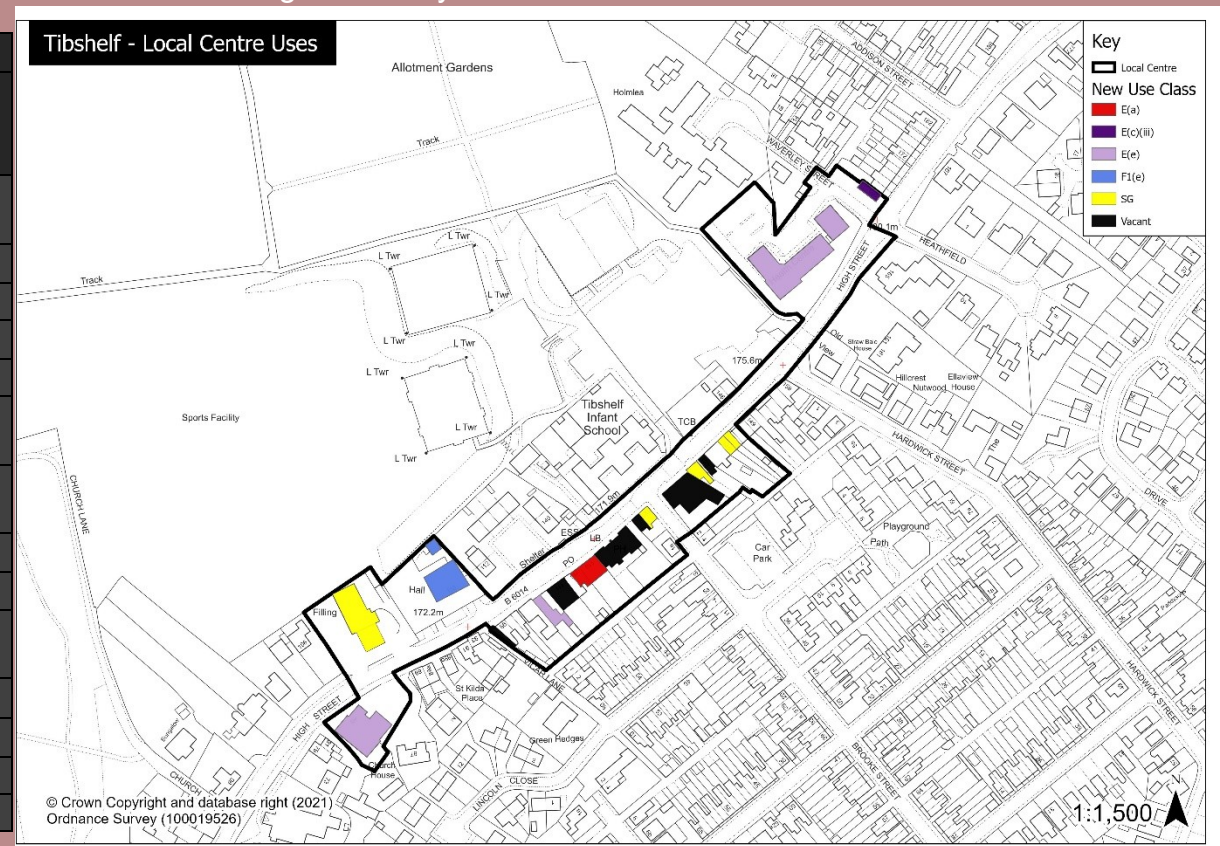
To inform the vitality and diversity of Tibshelf's local centre, a survey of all property units within the local centre boundary was carried out in April 2021.

## Survey findings

The survey of Tibshelf local centre revealed that there are 28 separate property units including ground floor residential and a total of 3,770m<sup>2</sup> of non-residential floorspace.

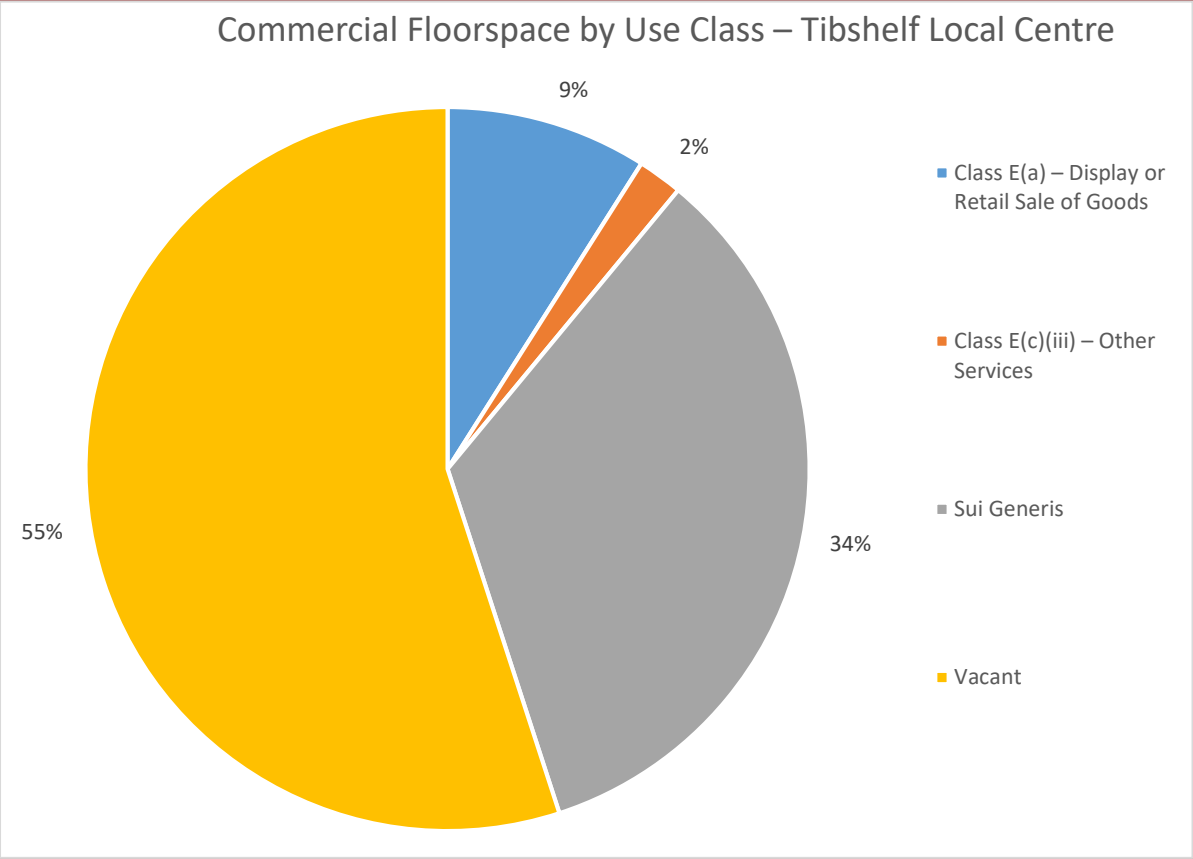
The table below shows the number of units and total floorspace identified during the survey.

Tibshelf local centre		
Land Use Class	Number of Units	Total Floorspace m <sup>2</sup>
Class E(a) – Display or Retail Sale of Goods	1	202
Class E(b) – Cafes & Restaurants	0	0
Class E(c)(i) – Financial Services	0	0
Class E(c)(ii) – Professional Services	0	0
Class E(c)(iii) – Other Services	1	47
Class E(d) – Indoor sport, recreation or fitness	0	0
Class E(e) – Health / Medical Services	4	1,379
Class E(f) – Crèches / Day Nurseries	0	0
Class E(g)(i) – Offices	0	0
Class F – Local Community & Learning	1	35
SG: Sui Generis Uses	5	812
Vacant	7	1,295
Residential	9	-
<b>Total</b>	<b>28</b>	<b>3,770</b>



Analysis of commercial use

There are 14 commercial properties providing 2,356m<sup>2</sup> floorspace in Tibshelf local centre. These can be broken down into the following land use classes.



Land Use Class	Number of Units	Total Floorspace m <sup>2</sup>
Class E(a) – Display or Retail Sale of Goods	1	202
Class E(b) – Cafes & Restaurants	0	0
Class E(c)(i) – Financial Services	0	0
Class E(c)(ii) – Professional Services	0	0
Class E(c)(iii) – Other Services	1	47
Class E(d) – Indoor sport, recreation or fitness	0	0
Class E(g)(i) – Offices	0	0
SG: Sui Generis Uses	5	812
Vacant	7	1,295
Total	14	2,356

An individual analysis for each of the commercial categories is provided below.



### *Class E(a) – Display or Retail Sale of Goods*

9% of the total commercial floorspace in Tibshelf is used by retailers selling/ displaying goods, a total of 202m<sup>2</sup>. There is 1 unit selling comparison / convenience goods in Tibshelf local centre, this unit is a small national multiple on the High Street, Today's Local.

### *Class E(b) – Cafes & Restaurants*

There are no café or restaurants in the local centre.

### *Class E(c)(i) – Financial Services*

There are no financial service units in the local centre.

### *Class E(c)(ii) – Professional Services*

There are no professional service units in the local centre.

### *Class E(c)(iii) – Other Services*

Other services, including retailers that provide services; such as hair and beauty salons, tattooists, dog groomers and the post office account for 2% of the total commercial floorspace, 47m<sup>2</sup>. There is 1 of these uses in the centre; a hairdresser / beauty salon which also provides training on hairdressing etc. This use is located on the High Street.

### *Class E(d) – Indoor sport, recreation or fitness*

There are no indoor sport, recreation or fitness units in the local centre.

### *Class E(g)(i) – Offices*

There are no Administrative/operational office units in the local centre.

### *SG: Sui Generis Uses*

Sui Generis Uses make up 34% of Tibshelf local centre's commercial floorspace. There are 5 such uses in the centre. These uses include 4 hot food takeaways, and an automotive garage / petrol station / laundrette, with an associated kiosk, on the High Street.

As indicated above, Tibshelf local centre contains a small number of national multiple retailers and as a general rule these type of recognisable national brands are seen as a strong indicator of the health of a local centre. In understanding this, a national multiple is an enterprise whose chain of outlets has a presence at national level (usually categorised by meeting a predefined threshold) and a multiple retailer is an enterprise that possesses a chain of outlets under the same management and dealing in the same merchandise.

Table Summarising National Multiples in Tibshelf

National Multiple		
Type of Retailer	Number	Name
Financial and Professional Services	0	n/a
Convenience Retailers	1	Today's Local
Comparison Retailers	0	0
Misc.	0	n/a
Total	1	



## Conclusions

The health check assesses the overall vitality / diversity of Tibshelf's local centre uses using the following established scoring system.

	Very poor (0 points)	Poor (1 Point)	Fair (2 points)	Good (3 points)
<b>Class E(a) – Display or Retail Sale of Goods</b>	No Convenience Retail	Under 15 retail units, OR, under 2,500m <sup>2</sup> of GROSS retail floorspace.	15 or more Convenience units, OR, over 2,500m <sup>2</sup> of GROSS retail floorspace.	20 or more Convenience units, OR, over 5,000m <sup>2</sup> of GROSS convenience floorspace
<b>Class E(b) &amp; Class SG – Pubs, Cafes &amp; Restaurants</b>	No Pubs, Cafés & Restaurants	3 and under A3 and A4 units, OR, under 1,000m <sup>2</sup> of GROSS A3 & A4 floorspace	4 or more A3 and A4 units, OR, over 1,500m <sup>2</sup> of GROSS A3 & A4 floorspace	7 or more A3 and A4 units, OR, over 2,500m <sup>2</sup> of GROSS A3 & A4 floorspace
<b>Class E(c)(i) – Financial Services</b>	No Financial Services	2 and under financial service units, OR, under 500m <sup>2</sup> of GROSS financial service floorspace. No banks.	3 or more financial service units, OR, over 500m <sup>2</sup> of GROSS financial service floorspace.	5 or more financial service units, OR, over 750m <sup>2</sup> of GROSS financial service floorspace.
<b>Class E(c)(ii) – Professional Services</b>	No Professional Services	2 and under professional service units, OR, under 500m <sup>2</sup> of GROSS professional	3 or more professional service units, OR, over 500m <sup>2</sup> of GROSS professional service floorspace.	5 or more professional service units, OR, over 750m <sup>2</sup> of GROSS professional service
<b>Class E(c)(iii) – Other Services</b>	No Service Retail	Under 10 Service units, OR, under 500m <sup>2</sup> of GROSS service floorspace.	10 or more Service units, OR, over 750m <sup>2</sup> of GROSS service floorspace.	15 or more Service units, OR, over 1,000m <sup>2</sup> of GROSS service floorspace
<b>Class E(g)(i) – Offices</b>	No Office Use	2 and under units, OR, under 500m <sup>2</sup> of GROSS floorspace	3 or more units, OR, over 500m <sup>2</sup> of GROSS floorspace	5 or more units, OR, over 750m <sup>2</sup> of GROSS floorspace
<b>Number of National Multiple Retailers</b>	No National Multiple Retailers	Under 5 National Multiple Retailers	5 or more National Multiple Retailers	10 or more National Multiple Retailers

Against this, Tibshelf local centre scored 'poor' for every category, save for office space, financial services, professional services, and cafes, restaurant and public house, of which there are none in Tibshelf. This gives Tibshelf a rating of "Poor" overall and a score of 0.43 out of 3.



# Vacant Units in the Local Centre

## Survey findings

Based on the April 2021 survey, Tibshelf local centre was found to have 1,295m<sup>2</sup> of vacant floorspace, which accounts for 55% of the local centre's total non-residential floorspace. 7 of the local centre's 19 non-residential units are vacant in 2021 – which gives Tibshelf a vacancy rate of 37%.

The location of the vacant units in the local centre are all on the High Street, and appear to be randomly spread along the road, although due to the small size of the local centre these vacant units are still in close proximity to one another. This is especially apparent due to the size of one of the vacant units, the former Co-operative Supermarket, which at 716m<sup>2</sup> accounts for approximately 55% of the vacant floorspace in the centre, and 19% of the total non-residential floorspace in Tibshelf centre.

## Length of time units have been vacant

Three of the identified vacant units in the local centre have been vacant for an extended period of time. These three units, 111-113 High Street, 123 High Street and 127 High Street, were all identified as being vacant in 2020. Two of these units, 111-113 High Street and 123 High Street, were also noted as being vacant in 2013 as well.

127 High Street is the largest vacant unit in the centre, and is currently up for let. 121 High Street, is the next largest vacant unit at 263m<sup>2</sup>, this property was previously the King Edward VII Hotel, the only public house in the centre. This property was in use during the last survey in 2020, but is now vacant and up for auction.



**127 High Street (Former Co-operative Supermarket)**



**121 High Street (Former King Edward VII Hotel)**

# Local Centre Physical and Environmental Quality

## Survey dates

To inform the physical and environmental quality of Tibshelf's local centre, a survey of the local centre was carried out in April 2021.

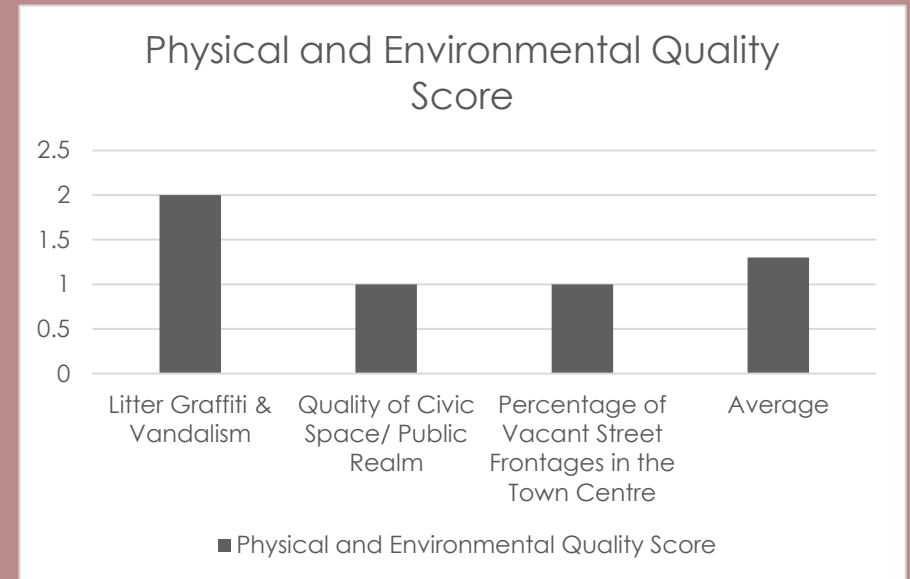
## Survey findings

The retail offer in the local centre is fragmented and large segments are residential in nature. It was found that around 20% of all non-residential units in the centre were vacant, or are shuttered up during the day and only open up later in the afternoon and evening, which gives the centre a quiet, empty atmosphere.

The local centre however was generally clean and well maintained although there was some evidence of litter and graffiti in and around the centre during the survey.

There is little in the way of public art and street furniture in the centre, and no central space for residents and visitors. The High Street has noticeably been adapted to accommodate parking and raised pavements at the bus stops to better enable access for the disabled. Furthermore in spite of the presence of a small car park just off of the High Street providing off-street parking for the centre, there are still a lot of vehicles parking on the High Street, which can inhibit mobility through the centre, and creates an off-putting atmosphere for the centre.

Tibshelf local centre achieved a rating of "Fair" and a score of 1.3 out of 3 on the local centre Environmental and Physical Quality matrix.



Key Indicators: Changes between 2020 & 2021 summaries	2020	2021
<p><b><u>Vitality / Diversity of Town Centre Uses</u></b>  Overall the vitality and diversity of uses in the town centre have changed slightly between the surveys carried out in February 2020 and April 2021, this is due in part to the economic challenges of the global Covid-19 pandemic and the associated lockdown arrangements for centres across the country. In 2021 the town centre scored 0.43, 'Poor', overall for the diversity of its town centre uses, this is a decrease on its score of 0.66 in 2020.</p> <p>On the ground there have been some minor changes, with some businesses closing and others moving in. These changes have impacted on the overall diversity of uses in the town centre. The key change is a slight decrease of 2 in the number of non-residential properties in the centre, this change however was not the main reason behind the decreased score for this key indicator. The main reason behind the decline in the vitality / diversity of Tibshelf centre is the loss of the only public house in the centre, the currently vacant, King Edward VII Hotel.</p>	0.66 / 3	0.43 / 3
<p><b><u>Vacancies</u></b>  The vacancy rate in the town centre has changed. In the February 2020 survey and prior to the Covid-19 pandemic, the vacancy rate was 17% with 3 vacant properties in the town centre, equating to a total of 904m<sup>2</sup> of empty floorspace. In 2021 the vacancy rate is now higher than in 2020 at 37%, with 7 vacant properties in the town centre, with a total floorspace of 1,295m<sup>2</sup>.</p>	17%	37%
<p><b><u>Town Centre Physical and Environmental Quality</u></b>  There has been little in the way of change between the 2020 and 2021 surveys as far as the physical and environmental quality of the centre goes. The physical and environmental quality of the centre is still scored as 'Poor'. There are opportunities for significant improvements to the local centre's public realm.</p>	1.3 / 3	1.3 / 3
<p><b><u>Overall Health Check Score</u></b>  Perhaps understandably, given the clear economic challenges of the Covid-19 pandemic, between the 2020 and 2021 Town Centre Health Check summaries the overall score for Tibshelf local centre has been reduced from 1.5 to 1.2 out of 3.</p> <p>The local centre is small and only had a limited number of uses, the loss of any one of these uses, such as the King Edward VII Hotel, would have a significant impact on both the centre's vacancy rate and the diversity / vitality of its uses.</p> <p>Overall the centre is now rated as 'Poor', signifying that efforts now need to be made, including through the extension of the Vacant Town Centre Buildings project to include local centres, to significantly improve the health of Tibshelf local centre.</p>	1.5 / 3	1.2 / 3



# Key Areas for Improvement

## **1) To support and enhance the diversity of uses in the centre**

Opportunities for the expansion of the Tibshelf local centre appear to be currently restricted, although the future of the former Secondary School site adjacent to the local centre may provide opportunities. However, at present the local centre appears to be becoming increasingly more residential in nature, with the retail offer diminishing and becoming increasingly fragmented.

At the time of the 2021 survey, Tibshelf local centre contained a poor mix of uses. Supporting and enhancing the diversity of all centre's commercial uses is an important task, as currently the centre scored poorly for all of its commercial town centre uses, and furthermore is currently lacking in any Convenience Uses, Financial Services and Leisure uses.

## **2) Tackle the vacant units**

Tibshelf now has a vacancy rate of approximately 37% of non-residential floorspace, one of the highest of the main towns and villages in the District. In order to revitalise the centre, the three current vacant units, including the now closed Co-operative food store, need to be brought back into use and more convenience uses to be encouraged to set up business in the centre. Once these uses have been brought back to the village, then this will incentivise the local community and visitors to the village to spend more time in the centre. To help tackle this problem of vacant buildings, the Council's Vacant Town Centre Buildings project has been extended to include buildings in the District's four local centres.

## **3) Improve the quality of the civic space / public realm in the centre**

There are a number of opportunities to improve the quality of the public realm in Tibshelf centre, such as increasing the amount of street furniture along the High Road, and where possible adding in more greenspace and public art in order to make the centre a more attractive and vibrant place to visit. Furthermore, the centre would benefit from the creation of a proper civic space for residents and visitors to spend time in, complete with benches and shelters.

## **4) Positively manage the local centre**

To try and ensure that Tibshelf local centre is supported, a well thought out positive town centre management strategy, supported by both officer time and financial resources, should be prepared. In doing this, a partnership between local centre traders, stakeholders and the public authorities should be established that seeks to improve the visitor offer, tackle vacant units and encourage local schemes to encourage greater footfall across the whole local centre. This management strategy should then be implemented and sustained.