

## **Appendix 5 – Economic Tables**

On Behalf of:

**Derwent Holdings Ltd.**

In Respect of:

**Edge Lane Retail Park, Liverpool**

Reference:

**JB/MA/1003708/R003m APX 005**

Date:

**September 2010**

**Table 1 - Population**

<b>YEAR</b>	<b>3</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>TOTAL</b>
2010	67,109	58,864	24,303	67,615	<b>217,891</b>
2014	68,092	59,444	24,464	68,114	<b>220,114</b>
2016	68,235	59,479	24,458	68,171	<b>220,343</b>
2019	68,438	59,542	24,441	68,222	<b>220,643</b>

1. Population and Projections taken from MapInfo AnySite Report, September 2009

2. Zones consistent with these used in CWHB report (2006)

**Table 2a - Comparison Per Capita Expenditure**

Year	EXP GROWTH	Expenditure Per Capita (£)
2009	0	2,399
2010	4.50%	2,507
2011	4.50%	2,620
2012	4.50%	2,738
2013	4.50%	2,861
2014	4.50%	2,990
2015	4.50%	3,124
2016	4.50%	3,265
2017	4.50%	3,412
2018	4.50%	3,566
2019	4.50%	3,726

1. Per Capita Expenditure taken from MapInfo AnySite Report, September 2009 Ultra Long Term Trends

2. Annualised growth and SFT taken from Retail Expenditure Guide 2010/11

**Table 2b - Convenience Per Capita Expenditure**

Year	EXP GROWTH	Expenditure Per Capita (£)
2009	0.00%	1,771
2010	0.60%	1,782
2011	0.60%	1,792
2012	0.60%	1,803
2013	0.60%	1,814
2014	0.60%	1,825
2015	0.60%	1,836
2016	0.60%	1,847
2017	0.60%	1,858
2018	0.60%	1,869
2019	0.60%	1,880

**NOTE**

1. Per Capita Expenditure taken from MapInfo AnySite Report, September 2009

2. Annualised growth and SFT taken from Retail Expenditure Guide 2010/11

**Table 3a - Total Comparison Expenditure £m**

	<b>3</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>Total</b>
<b>2010</b>	168.26	147.59	60.93	169.53	<b>546.30</b>
<b>2014</b>	203.59	177.73	73.15	203.66	<b>658.12</b>
<b>2016</b>	222.79	194.20	79.86	222.58	<b>719.44</b>
<b>2019</b>	255.00	221.85	91.07	254.19	<b>822.11</b>

**Table 3b - Total Convenience Expenditure £m**

	<b>3</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>Total</b>
<b>2010</b>	119.56	104.87	43.30	120.46	<b>388.20</b>
<b>2014</b>	124.25	108.47	44.64	124.29	<b>401.66</b>
<b>2016</b>	126.01	109.84	45.17	125.89	<b>406.91</b>
<b>2019</b>	128.68	111.95	45.95	128.27	<b>414.85</b>

Table 4a - Comparison Goods Benchmark Turnovers (2007 Prices)

Store	Gross Floorspace (m <sup>2</sup> ) <sup>1</sup>	Net Floorspace (m <sup>2</sup> ) <sup>2</sup>	Proportion of Comparison Floorspace	Net Comp Floorspace (m <sup>2</sup> )	Company Average Sales Density (£/m <sup>2</sup> )	Turnover of Floorspace at 2010 (£m)	Turnover of Floorspace at 2014 (£m)	Turnover of Floorspace at 2016 (£m)	Turnover of Floorspace at 2019 (£m)	% of trade from Catchment Area	Turnover of Floorspace at 2010 from Catchment Area (£m)	Turnover of Floorspace at 2014 from Catchment Area (£m)	Turnover of Floorspace at 2016 from Catchment Area (£m)	Turnover of Floorspace at 2019 from Catchment Area (£m)
<b>Zone 3</b>														
<b>Old Swan Centre</b>														
Old Swan, Other	8,472	5,930	100%	5,930	3,000	17.79	18.88	19.45	20.34	95%	16.97	18.01	18.56	19.41
Tesco, Old Swan *	6,500	4,225	35%	1,479	8,811	13.03	13.83	14.25	14.90	85%	11.03	11.71	12.06	12.62
Iceland, Old Swan		664	8%	53	2,560	0.14	0.14	0.15	0.16	81%	0.11	0.12	0.12	0.13
<b>Prescot Road Centre</b>														
Prescot Road, Other	1,690	1,183	100%	1,183	1,500	1.77	1.88	1.94	2.03	0%	0.00	0.00	0.00	0.00
<b>Edge Hill Centre</b>														
Edge Hill, Other Comparison	5,748	4,024	100%	4,024	2,000	8.05	8.54	8.80	9.20	86%	6.89	7.32	7.54	7.88
<b>Kensington Fairfield Centre</b>														
Kensington Fairfield, Other	2,894	2,026	100%	2,026	1,000	2.03	2.15	2.22	2.32	100%	2.03	2.15	2.22	2.32
Aldi, Kensington Fairfield		754	29%	219	1,520	0.33	0.35	0.36	0.38	73%	0.24	0.26	0.27	0.28
<b>Tuebrook Centre</b>														
Tuebrook, Other Comparison	4,766	3,336	100%	3,336	1,500	5.00	5.31	5.47	5.72	100%	5.00	5.31	5.47	5.72
Co-Op, Tuebrook		163	20%	33	2,407	0.08	0.08	0.09	0.09	97%	0.08	0.08	0.08	0.09
Iceland, Tuebrook		279	8%	22	2,560	0.06	0.06	0.06	0.07	81%	0.05	0.05	0.05	0.05
<b>Breck Road Centre</b>														
Breck Road, Other	6,689	4,682	100%	4,682	2,000	9.36	9.94	10.24	10.71	27%	2.53	2.68	2.76	2.89
Asda, Breck Road *	4,700	3,055	43%	1,314	7,893	10.37	11.00	11.34	11.85	27%	2.80	2.97	3.06	3.20
<b>Smithdown Road North</b>														
Smithdown Road North, Other	615	431	100%	431	1,000	0.43	0.46	0.47	0.49	47%	0.20	0.21	0.22	0.23
<b>Zone 3 Other</b>														
Edge Lane Retail Park		16,432	100%	16,432	3,140	51.60	54.76	56.42	58.99	79%	40.91	43.42	44.73	46.78
<b>Zone 6</b>														
<b>Muirhead Avenue East Centre</b>														
Muirhead Ave. East, Other	789	552	100%	552	1,000	0.55	0.59	0.60	0.63	81%	0.45	0.48	0.49	0.51
<b>West Derby Village Centre</b>														
West Derby Village, Other	1,157	810	100%	810	2,000	1.62	1.72	1.77	1.85	51%	0.83	0.88	0.91	0.95
Other comparison floorspace														
<b>Broadway Centre</b>														
Broadway, Other Comparison	5,884	4,119	100%	4,119	2,500	10.30	10.93	11.26	11.77	71%	7.29	7.74	7.97	8.34
Co-Op Broadway		2,280	20%	456	2,407	1.10	1.16	1.20	1.25	64%	0.70	0.75	0.77	0.80
Iceland, Broadway		482	8%	39	2,560	0.10	0.10	0.11	0.11	78%	0.08	0.08	0.08	0.09
<b>Zone 6 Other</b>														
Co-Op, Darley Drive		272	20%	54	2,407	0.13	0.14	0.14	0.15	100%	0.13	0.14	0.14	0.15
Somerfield, Stonedale Retail Park		873	20%	175	3,051	0.53	0.57	0.58	0.61	52%	0.28	0.29	0.30	0.32
Iceland, Stonedale Retail Park		477	8%	38	2,560	0.10	0.10	0.11	0.11	52%	0.05	0.05	0.06	0.06
Stonedale Retail Park		2,350	100%	2,350	3,000	7.05	7.48	7.71	8.06	100%	7.05	7.48	7.71	8.06
Wavertree Retail Park		1,086	100%	1,086	3,000	3.26	3.46	3.56	3.73	100%	3.26	3.46	3.56	3.73
Cavendish Retail Park		784	100%	784	3,000	2.35	2.50	2.57	2.69	100%	2.35	2.50	2.57	2.69
<b>Zone 7</b>														
<b>Knotty Ash Centre</b>														
Sainsbury, Knotty Ash *	6,400	4,160	27%	1,123	7,461	8.38	8.89	9.16	9.58	92%	7.75	8.22	8.47	8.86
Aldi, Knotty Ash		700	29%	203	7,893	1.80	1.70	1.75	1.83	92%	1.47	1.56	1.61	1.69
Knotty Ash, Other	2,741	1,919	100%	1,919	2,000	3.84	4.07	4.20	4.39	92%	3.53	3.75	3.86	4.04
<b>Zone 8</b>														
<b>Wavertree High Street Centre</b>														
Wavertree High Street, Other	4,530	3,171	100%	3,171	2,000	6.34	6.73	6.93	7.25	72%	4.58	4.86	5.01	5.24
Tesco Express, Wavertree High Street		300	10%	30	8,811	0.26	0.28	0.29	0.30	100%	0.26	0.28	0.29	0.30
Somerfield, Wavertree High Street *	2,600	1,690	20%	338	3,051	1.03	1.09	1.13	1.18	82%	0.84	0.89	0.92	0.96
<b>Smithdown Road South Centre</b>														
Smithdown Road South, Other	9,211	6,448	100%	6,448	2,500	16.12	17.11	17.63	18.43	87%	14.03	14.89	15.34	16.04
Asda, Smithdown Road South *	6,500	4,225	43%	1,817	7,893	14.34	15.22	15.68	16.40	87%	12.48	13.25	13.65	14.27
Aldi, Smithdown Road South	1,100	770	29%	223	1,520	0.34	0.36	0.37	0.39	87%	0.30	0.31	0.32	0.34
<b>Allerton Road Centre</b>														
Allerton Road, Other	9,479	6,835	100%	6,835	3,000	19.91	21.13	21.77	22.76	68%	13.45	14.27	14.70	15.37
Tesco, Mather Avenue *	4,500	2,925	35%	1,024	8,811	9.02	9.57	9.86	10.31	54%	4.91	5.22	5.37	5.62
Netto, Penny Lane Neighbourhood Centre		1,068	20%	214	3,675	0.78	0.83	0.86	0.90	95%	0.75	0.79	0.82	0.86
Iceland, Allerton Road		404	8%	32	2,560	0.08	0.09	0.09	0.09	82%	0.07	0.07	0.07	0.08
<b>Rose Lane Centre</b>														
Rose Lane, Other	958	671	100%	671	2,000	1.34	1.42	1.47	1.53	0%	0.00	0.00	0.00	0.00
Tesco, Rose Lane		215	35%	75	8,811	0.66	0.70	0.72	0.76	14%	0.09	0.10	0.10	0.11
<b>Total</b>						<b>231.17</b>	<b>245.36</b>	<b>252.78</b>	<b>264.32</b>		<b>175.83</b>	<b>186.62</b>	<b>192.26</b>	<b>201.04</b>

1. Figure from Liverpool City Council District and Local Centres Study, November 2009

2. Figure for Local and District Centres using 70% net to gross ratio of gross floorspace contained within Liverpool Study

3. Figures for major foodstore operators (marked with a \*) uses 65% net to gross ratio of gross floorspace

4. % of trade from catchment area (Zones 3, 6-8) calculated from CWHB Retail Study table 22

Table 4b - Convenience Goods Benchmark Turnovers (2007 Prices)

Store	Gross Floorspace (m <sup>2</sup> ) <sup>1</sup>	Net Floorspace (m <sup>2</sup> ) <sup>2</sup>	Proportion of Convenience Floorspace	Net Conv Floorspace (m <sup>2</sup> )	Company Average Sales Density (£/m <sup>2</sup> )	Turnover of Floorspace at 2010 (£m)	Turnover of Floorspace at 2014 (£m)	Turnover of Floorspace at 2016 (£m)	Turnover of Floorspace at 2019 (£m)	% of trade from Catchment Area	Turnover of Floorspace at 2010 from Catchment Area (£m)	Turnover of Floorspace at 2014 from Catchment Area (£m)	Turnover of Floorspace at 2016 from Catchment Area (£m)	Turnover of Floorspace at 2019 from Catchment Area (£m)
<b>Zone 3</b>														
<b>Old Swan Centre</b>														
Old Swan, Other	8,864	1,316	100%	1,316	3,000	3.95	3.98	4.00	4.02	95%	3.77	3.80	3.81	3.83
Tesco, Old Swan *	6,500	4,225	65%	2,746	11,646	31.98	32.24	32.37	32.56	85%	27.08	27.30	27.41	27.58
Iceland, Old Swan	-	664	92%	611	6,174	3.77	3.80	3.82	3.84	81%	3.07	3.09	3.10	3.12
<b>Prescot Road Centre</b>														
Prescot Road, Other	2,184	1,529	100%	1,529	1,500	2.29	2.31	2.32	2.33	0%	0.00	0.00	0.00	0.00
<b>Edge Hill Centre</b>														
Edge Hill, Other	4,780	3,346	100%	3,346	2,000	6.69	6.75	6.77	6.81	86%	5.73	5.78	5.80	5.84
<b>Kensington Fairfield Centre</b>														
Kensington Fairfield, Other	2,698	1,135	100%	1,135	1,000	1.13	1.14	1.15	1.16	100%	1.13	1.14	1.15	1.16
Aldi, Kensington Fairfield		754	71%	535	4,836	2.59	2.61	2.62	2.64	73%	1.90	1.91	1.92	1.93
<b>Tuebrook Centre</b>														
Tuebrook, Other	2,832	1,540	100%	1,540	1,500	2.31	2.33	2.34	2.35	100%	2.31	2.33	2.34	2.35
Co-Op, Tuebrook		163	80%	130	6,726	0.88	0.88	0.89	0.89	97%	0.86	0.86	0.87	0.87
Iceland, Tuebrook		279	92%	257	6,174	1.58	1.60	1.60	1.61	81%	1.28	1.29	1.30	1.30
<b>Breck Road Centre</b>														
Breck Road, Other	8,512	2,903	100%	2,903	2,000	5.81	5.85	5.88	5.91	27%	1.57	1.58	1.59	1.60
Asda, Breck Road *	4,700	3,055	57%	1,741	14,443	25.15	25.35	25.45	25.61	27%	6.79	6.84	6.87	6.91
<b>Smithdown Road North</b>														
Smithdown Road, Other	1,244	1,244	100%	1,244	1,000	1.24	1.25	1.26	1.27	47%	0.58	0.59	0.59	0.59
<b>Other Zone 3</b>														
Edge Lane Retail Park		16,432	0%	0	0	0.00	0.00	0.00	0.00	79%	0.00	0.00	0.00	0.00
<b>Zone 6</b>														
<b>Muirhead Avenue East Centre</b>														
Muirhead Ave. East, Other	494	346	100%	346	1,000	0.35	0.35	0.35	0.35	81%	0.28	0.28	0.29	0.29
<b>West Derby Village Centre</b>														
West Derby Village, Other	914	640	100%	640	2,000	1.28	1.29	1.30	1.30	51%	0.66	0.66	0.66	0.67
<b>Broadway Centre</b>														
Broadway, Other	5,736	1,253	100%	1,253	2,500	3.13	3.16	3.17	3.19	71%	2.22	2.24	2.25	2.26
Co-Op Broadway		2,280	80%	1,824	6,726	12.27	12.37	12.42	12.49	64%	7.86	7.93	7.96	8.00
Iceland, Broadway		482	92%	443	6,174	2.74	2.76	2.77	2.79	78%	2.14	2.16	2.17	2.18
<b>Zone 6 Other</b>														
Co-Op, Darley Drive		272	80%	218	6,726	1.46	1.48	1.48	1.49	100%	1.46	1.48	1.48	1.49
Somerfield, Stonedale Retail Park		873	80%	698	7,473	5.22	5.26	5.28	5.31	52%	2.70	2.73	2.74	2.75
Iceland, Stonedale Retail Park		477	92%	439	6,174	2.71	2.73	2.74	2.76	52%	1.40	1.42	1.42	1.43
Stonedale Retail Park		2,350	0%	0	0	0.00	0.00	0.00	0.00	100%	0.00	0.00	0.00	0.00
Wavertree Retail Park		1,086	0%	0	0	0.00	0.00	0.00	0.00	100%	0.00	0.00	0.00	0.00
Cavendish Retail Park		784	0%	0	0	0.00	0.00	0.00	0.00	100%	0.00	0.00	0.00	0.00
<b>Zone 7</b>														
<b>Knotty Ash Centre</b>														
Sainsbury, Knotty Ash *	6,400	4,160	73%	3,037	9,846	29.90	30.14	30.26	30.44	92%	27.65	27.87	27.98	28.15
Aldi, Knotty Ash	1,000	700	71%	497	4,836	2.40	2.42	2.43	2.45	92%	2.21	2.23	2.24	2.25
Knotty Ash, Other	7,746	562	100%	562	2,000	1.12	1.13	1.14	1.14	92%	1.03	1.04	1.05	1.05
<b>Zone 8</b>														
<b>Wavertree High Street Centre</b>														
Wavertree High Street, Other	4,743	1,330	100%	1,330	2,000	2.66	2.68	2.69	2.71	72%	1.92	1.94	1.94	1.96
Tesco Express, Wavertree High Street		300	90%	270	11,646	3.14	3.17	3.18	3.20	100%	3.14	3.17	3.18	3.20
Somerfield, Wavertree High Street *	2,600	1,690	80%	1,352	7,473	10.10	10.18	10.23	10.29	82%	8.26	8.32	8.36	8.41
<b>Smithdown Road South Centre</b>														
Smithdown Road South, Other	9,211	1,453	100%	1,453	2,500	3.63	3.66	3.68	3.70	87%	3.16	3.19	3.20	3.22
Asda, Smithdown Road South *	6,500	4,225	57%	2,408	14,443	34.78	35.06	35.20	35.41	87%	30.28	30.52	30.64	30.82
Aldi, Smithdown Road South	1,100	770	71%	547	4,836	2.64	2.66	2.68	2.69	87%	2.30	2.32	2.33	2.34
<b>Allerton Road Centre</b>														
Allerton Road, Other	8,945	1,865	100%	1,865	3,000	5.59	5.64	5.66	5.69	68%	3.78	3.81	3.82	3.85
Tesco, Mather Avenue *	4,500	2,925	65%	1,901	11,646	22.14	22.32	22.41	22.54	54%	12.07	12.16	12.21	12.28
Netto, Penny Lane Neighbourhood Centre		1,068	80%	854	7,303	6.24	6.29	6.31	6.35	95%	5.95	5.99	6.02	6.05
Iceland, Allerton Road		404	92%	372	6,174	2.29	2.31	2.32	2.34	82%	1.89	1.91	1.92	1.93
<b>Rose Lane Centre</b>														
Rose Lane, Other	624	437	100%	437	2,000	0.87	0.88	0.88	0.89	0%	0.00	0.00	0.00	0.00
Tesco, Rose Lane		215	65%	140	11,646	1.63	1.64	1.65	1.66	14%	0.23	0.23	0.23	0.23
<b>Total</b>						<b>247.71</b>	<b>249.69</b>	<b>250.69</b>	<b>252.20</b>		<b>178.66</b>	<b>180.09</b>	<b>180.81</b>	<b>181.90</b>

- Figure from Liverpool City Council District and Local Centres Study, November 2009
- Figure for Local and District Centres using 70% net to gross ratio of gross floorspace contained within Liverpool Study
- Figures for major foodstore operators (marked with a \*) uses 65% net to gross ratio of gross floorspace
- % of trade from catchment area (Zones 3, 6-8) calculated from CWHB Retail Study table 22

Table 5a - Comparison Market Share 2010

LOCATION	Zone 1 %	Zone 2 %	Zone 3 %	Zone 4 %	Zone 5 %	Zone 6 %	Zone 7 %	Zone 8 %	Zone 9 %	Zone 10 %	Zone 11 %	Zone 12 %	zone 13 %	zone 14 %
Liverpool City Centre	62.5%	53.5%	48.0%	43.6%	42.3%	51.5%	40.0%	41.6%	26.9%	24.5%	42.6%	35.9%	41.0%	18.2%
Aigburth Road	0.0%	0.1%	0.0%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Aigburth Vale	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Aintree Raccourse Retail Park	1.5%	4.2%	3.1%	0.3%	17.4%	9.7%	1.0%	0.0%	0.3%	0.1%	10.1%	15.2%	0.6%	0.1%
Allerton Road	0.0%	0.2%	0.2%	2.0%	0.0%	0.0%	0.0%	2.5%	0.2%	2.8%	0.0%	0.0%	0.0%	1.0%
Asda Aintree	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%
Asda Hunts Cross	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.9%	0.1%	0.1%	0.1%	0.0%	0.6%
Asda Sefton	0.0%	0.0%	0.2%	0.1%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Asda, Huyton	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	1.5%	0.1%
Asda, Utting Avenue	0.0%	0.5%	0.3%	0.0%	0.5%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ashley Retail Park	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.2%
Belle Vale	0.0%	0.2%	0.9%	0.7%	0.0%	0.0%	1.2%	2.2%	3.6%	11.6%	0.0%	0.0%	1.0%	5.4%
Breck Road	0.0%	2.3%	1.0%	0.0%	1.0%	0.2%	0.2%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%
Broadway	0.0%	0.7%	0.1%	0.2%	1.0%	1.5%	0.0%	0.0%	2.0%	0.0%	0.3%	0.0%	0.0%	0.0%
Cavendish/ Rice Ln Retail Park	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%
Cheshire Oaks	0.0%	0.3%	0.3%	0.1%	0.2%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.1%	0.1%	0.4%
County Road	0.0%	15.4%	0.6%	0.0%	2.2%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Edge Hill	0.0%	0.0%	1.6%	0.1%	0.0%	1.1%	0.6%	0.4%	0.0%	0.4%	0.0%	0.0%	0.2%	0.0%
Edge Lane Retail Park	1.0%	1.1%	9.2%	0.2%	0.0%	6.0%	14.1%	3.1%	0.3%	0.9%	1.5%	0.0%	3.6%	0.0%
Garston	0.0%	0.1%	0.0%	4.3%	0.0%	0.4%	0.8%	1.1%	2.8%	2.2%	0.0%	0.0%	0.0%	2.5%
Gemini Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.1%	0.2%	0.2%	0.8%
Great Homer Street	0.0%	0.3%	0.0%	0.1%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hunts Cross	0.0%	0.0%	0.4%	2.3%	0.0%	0.0%	0.0%	0.7%	2.7%	4.6%	0.0%	0.0%	0.0%	2.4%
Hunts Cross Retail Park	0.0%	0.0%	0.0%	0.4%	0.0%	0.2%	0.2%	0.2%	4.8%	1.5%	0.0%	0.0%	0.3%	0.6%
Huyton	0.1%	0.0%	0.5%	0.0%	0.0%	1.7%	7.2%	0.0%	0.0%	0.2%	1.1%	0.0%	5.5%	0.0%
Kensington Fairfield	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%
Kensington 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%
Kirkby	0.0%	0.1%	0.0%	0.1%	0.9%	0.0%	0.0%	0.2%	0.0%	0.1%	4.0%	0.3%	0.1%	0.0%
Knotty Ash	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.7%
Lodge Lane	0.2%	0.0%	0.0%	0.0%	0.1%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
London Road	11.8%	1.4%	2.3%	2.9%	1.1%	0.0%	2.1%	0.8%	0.0%	1.1%	0.6%	0.1%	0.0%	0.0%
Makro, Britonwood Trading Est	0.0%	0.1%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.4%	0.0%	0.0%
Manchester	0.9%	0.1%	0.0%	0.4%	0.0%	0.4%	0.0%	0.1%	0.4%	0.2%	0.1%	0.0%	0.4%	0.1%
Marks & Spencer, Strand	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%
Muirhead Avenue East	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%
New Mersey Shopping Park	4.3%	0.9%	9.8%	19.8%	1.0%	6.2%	6.7%	23.9%	33.4%	22.5%	0.7%	1.3%	4.9%	18.5%
Old Swan	0.0%	0.2%	8.7%	0.0%	0.0%	2.7%	6.7%	4.4%	0.0%	0.3%	0.1%	0.0%	0.0%	0.5%
Park Road	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.5%
Prescot	0.0%	0.0%	0.3%	0.1%	0.0%	0.6%	0.9%	0.0%	0.0%	0.0%	1.2%	0.0%	2.7%	0.0%
Prescot Road, Stanley	0.4%	0.1%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.4%	0.1%	0.1%	0.1%	0.1%	0.1%
Ravenhead Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.3%	0.0%
Rice Lane	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%
Rose Lane	0.0%	0.0%	0.0%	0.8%	0.8%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Smithdown Road North	0.0%	0.0%	0.0%	0.1%	0.0%	0.2%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Smithdown Road South	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.4%	1.3%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%
Southport	0.0%	0.2%	0.2%	0.2%	1.0%	0.4%	0.8%	0.2%	0.0%	0.3%	0.1%	1.4%	0.2%	0.0%
Speke	0.4%	0.1%	3.3%	1.2%	0.1%	2.2%	3.3%	9.3%	1.2%	1.7%	0.1%	0.1%	0.5%	0.9%
St Helens	0.0%	0.1%	0.2%	0.0%	0.0%	0.4%	1.7%	0.0%	0.0%	0.2%	1.6%	0.0%	3.2%	0.0%
Stonedale 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%
Switch Island Retail Park	0.0%	0.1%	0.0%	0.0%	0.3%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Tesco, Prescot	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%
The Strand, Bootle	0.0%	2.5%	0.0%	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	9.2%	0.0%	0.0%
Trafford Centre	0.0%	0.2%	0.2%	0.0%	0.3%	1.0%	0.0%	0.2%	0.0%	0.2%	0.5%	0.2%	0.1%	1.3%
Truebrook	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wallon Vale	1.0%	3.2%	0.9%	0.0%	4.4%	0.4%	0.3%	0.0%	0.0%	0.9%	0.0%	0.4%	0.0%	0.3%
Warrington	0.2%	0.2%	1.2%	0.6%	0.8%	1.1%	4.5%	2.2%	0.4%	1.6%	0.6%	0.2%	1.7%	2.9%
Wavertree High Street	0.0%	0.0%	1.1%	0.3%	0.1%	0.1%	0.9%	1.1%	0.0%	0.3%	0.0%	0.0%	0.2%	0.1%
West Derby Village	0.0%	0.5%	0.0%	0.3%	0.0%	0.4%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Widnes	0.0%	0.0%	0.0%	0.3%	0.0%	0.4%	0.2%	0.2%	4.0%	0.7%	0.0%	0.0%	0.0%	10.4%
Woolton	0.0%	0.8%	0.2%	0.4%	0.0%	1.3%	0.2%	0.0%	1.6%	0.1%	0.1%	0.1%	0.2%	0.3%
Other	15.9%	10.3%	4.4%	15.4%	20.3%	8.2%	5.2%	1.6%	15.7%	18.5%	31.5%	32.1%	30.7%	28.4%

Market shares based on CWHB survey (2006) for zones 1-2, 4-5, 9-14)

Market shares for PCA (Zones 3, 6-8) based on update survey (2009), reconciled with money flows

Market shares aggregated from (comparison sub category) market shares and money flows.

**Table 5b - Convenience Market Share 2010**

LOCATION	Zone 1 %	Zone 2%	Zone 3 %	Zone 4%	Zone 5%	Zone 6 %	Zone 7 %	Zone 8 %	Zone 9 %	Zone 10 %	Zone 11 %	Zone 12 %	zone 13 %	zone 14 %
Liverpool City Centre	30.90	5.50	4.25	5.30	0.30	3.94	1.53	3.82	0.00	1.70	3.30	1.50	1.40	0.60
Aigburth Road	1.80	1.10	0.00	9.70	0.80	0.00	0.00	1.14	0.80	0.40	0.00	0.50	0.00	0.50
Aigburth Vale	0.00	0.00	0.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Allerton Road	0.00	0.00	0.39	0.80	0.00	0.00	0.38	10.69	0.00	0.30	0.00	0.00	0.00	0.00
Asda, Breck Road	0.00	0.00	8.88	0.00	0.00	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda Hunts Cross	3.70	1.20	1.93	11.80	2.40	0.79	1.15	3.44	39.90	10.00	1.60	2.10	2.10	20.80
Asda, Smithdown Road	7.40	2.70	5.02	9.40	1.70	0.79	0.00	12.98	0.00	0.00	0.30	0.80	0.40	0.40
Asda, Uttling Avenue	3.70	22.30	6.18	0.00	6.20	20.47	1.53	1.15	0.00	0.40	0.90	2.20	1.60	1.10
Belle Vale	0.00	0.00	0.00	0.20	1.10	0.39	1.15	1.91	1.80	5.00	0.00	0.00	0.60	0.50
Breck Road	1.80	7.80	1.16	0.00	0.60	0.00	0.00	0.00	0.00	0.00	2.80	0.00	0.00	0.00
Broadway	0.00	1.60	0.77	0.20	1.00	7.48	0.00	0.00	0.00	0.00	1.60	0.00	0.00	0.00
County Road	1.80	12.40	0.39	0.20	0.30	0.78	0.00	0.00	0.00	0.00	0.80	0.30	0.40	0.40
Edge Hill	0.90	0.00	0.77	0.60	0.50	0.00	0.00	0.00	0.00	0.70	0.00	0.20	0.00	0.00
Garston	0.00	0.00	0.00	10.40	0.30	0.00	0.00	0.76	12.40	0.60	0.30	0.00	0.00	1.40
Great Homer Road	1.80	2.40	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hunts Cross	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	3.50	1.20	0.00	0.00	0.00	1.70
Kensington Fairfield	0.00	0.00	0.39	0.00	0.00	1.96	4.20	0.76	0.00	0.00	0.00	0.00	1.80	0.00
Knotty Ash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lodge Lane	0.00	0.00	0.00	1.20	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
London Road	7.30	1.60	0.00	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Marks & Spencer, Strand	0.00	0.90	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	2.40	0.00	0.00
Marks & Spencer, Church St.	3.60	2.20	0.00	1.30	1.20	0.00	0.00	0.00	0.00	1.50	0.00	2.40	0.20	0.00
Morrisons, Besford Road	0.00	0.40	1.16	1.20	0.40	1.18	3.44	8.40	3.20	21.80	0.60	0.10	3.80	6.70
Muirhead Avenue East	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
New Mersey Retail Park	0.00	0.00	0.39	0.00	0.00	0.00	0.38	0.76	0.00	0.00	0.00	0.00	0.00	0.00
Old Swan	0.00	0.20	11.20	0.20	0.00	3.54	12.21	0.38	0.00	0.00	0.00	0.20	0.40	0.20
Park Road	0.00	0.00	0.00	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prescot Road, Stanley	0.00	0.20	0.00	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.50	0.00
Rice Lane	0.00	0.70	0.00	0.00	1.30	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00
Rose Lane	0.00	0.90	0.00	1.20	1.10	0.00	0.00	0.38	0.00	0.40	0.00	8.30	0.00	0.00
Sainsbury, East Prescot Rd.	1.80	0.30	2.32	0.10	0.00	13.39	22.52	3.05	0.00	0.10	0.40	0.00	0.90	0.30
Sainsbury, Rice Lane	1.80	3.20	0.39	0.00	17.10	0.39	0.00	0.00	0.00	0.00	0.00	2.90	0.00	0.00
Smithdown Road South	0.00	0.40	0.00	1.90	0.30	0.00	0.00	2.29	0.00	0.30	0.20	1.40	0.20	0.40
Smithdown Road North	0.00	0.60	0.00	1.10	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.30	0.00	0.00
Speke	0.00	0.20	0.00	0.00	0.00	0.00	0.38	0.76	13.70	0.00	0.30	0.00	0.00	0.20
Tesco Deysbrook Barracks	0.00	0.00	0.00	0.00	0.00	5.51	1.53	6.49	0.00	0.00	0.00	0.00	0.00	0.00
Tesco, Mather Avenue	7.40	0.20	0.39	22.00	0.20	12.21	3.43	20.99	1.40	17.80	0.70	0.00	2.30	3.30
Tesco, Old Swan	7.30	1.90	34.75	0.80	0.80	6.30	11.83	5.34	0.00	0.40	0.30	0.00	2.30	0.40
Tuebrook	0.00	0.20	5.41	0.20	0.00	3.15	0.38	0.00	2.80	0.00	0.00	0.00	0.20	0.20
Walton Vale	3.60	5.20	0.39	0.20	15.90	0.39	0.00	0.38	0.00	0.70	0.20	3.00	0.60	0.00
Wavertree High Street	0.00	0.00	1.16	2.10	0.00	0.00	0.76	3.44	0.00	0.00	0.00	0.00	0.00	0.00
West Derby Village	0.00	0.00	0.00	0.70	0.00	0.00	1.15	0.00	0.00	2.50	0.20	0.00	0.00	0.40
Woolton	0.00	2.10	0.00	2.00	3.30	0.00	0.38	3.05	0.00	17.50	0.00	1.30	0.00	8.90
Other	13.30	21.10	12.75	7.90	41.80	16.88	31.67	8.00	20.90	16.70	85.20	70.00	80.40	51.80

Market shares based on CWHB survey (2006) for zones 1-2, 4-5, 9-14)

Market shares for PCA (Zones 3, 6-8) based on update survey (2009), reconciled with money flows



Table 6a - Comparison Money Flows 2010

LOCATION	Zone 1 Em	Zone 2 Em	Zone 3 Em	Zone 4 Em	Zone 5 Em	Zone 6 Em	Zone 7 Em	Zone 8 Em	Zone 9 Em	Zone 10 Em	Zone 11 Em	Zone 12 Em	Zone 13 Em	Zone 14 Em	TOTAL Em	PCA Total Em
Liverpool City Centre	19.16	80.30	80.78	78.54	37.55	76.05	24.40	70.52	10.04	23.04	56.07	52.89	47.16	14.95	671.45	251.75
Aigburth Road	0.00	0.15	0.00	1.44	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	0.00
Aigburth Vale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aintree Raccourse Retail Park	0.46	6.30	5.27	0.54	15.44	14.24	0.60	0.00	0.11	0.09	13.29	22.39	0.69	0.08	79.52	20.11
Allerton Road	0.00	0.30	0.34	3.60	0.00	0.00	0.01	4.20	0.07	2.63	0.00	0.00	0.00	0.82	11.98	4.55
Asda Aintree	0.00	0.00	0.00	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.66	0.59	0.00	0.00	1.51	0.00
Asda Hunts Cross	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.34	0.09	0.13	0.15	0.00	0.49	1.38	0.00
Asda Sutton	0.00	0.00	0.32	0.18	0.00	0.00	0.00	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.96	0.78
Asda, Huyton	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	1.73	0.08	2.35	0.00
Asda, Utting Avenue	0.00	0.75	0.49	0.00	0.44	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.00	0.00	1.77	0.57
Ashley Retail Park	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.16	0.43	0.00
Belle Vale	0.00	0.30	1.48	1.26	0.00	0.03	0.72	3.80	1.34	10.91	0.00	0.00	1.15	4.43	25.42	6.03
Breck Road	0.00	3.45	1.60	0.00	0.89	0.32	0.12	0.00	0.00	0.00	1.18	0.00	0.00	0.00	7.57	2.05
Broadway	0.00	1.05	0.19	0.36	0.89	2.26	0.00	0.00	0.75	0.00	0.39	0.00	0.00	0.00	5.88	2.44
Cavendish/ Rice Ln Retail Park	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.00	0.00	0.31	0.00
Cheshire Oaks	0.00	0.45	0.52	0.18	0.18	0.00	0.00	0.00	0.00	0.19	0.00	0.15	0.12	0.33	2.11	0.52
County Road	0.00	23.12	0.99	0.00	1.95	0.43	0.00	0.56	0.00	0.00	0.00	0.00	0.00	0.00	27.05	1.98
Edge Hill	0.00	0.00	2.71	0.18	0.00	1.58	0.34	0.64	0.00	0.38	0.00	0.00	0.23	0.00	6.06	5.27
Edge Lane Retail Park	0.31	1.65	15.55	0.36	0.00	8.78	8.60	5.32	0.11	0.85	1.97	0.00	4.14	0.00	47.65	38.26
Garston	0.00	0.15	0.00	7.75	0.00	0.59	0.51	1.81	1.05	2.07	0.00	0.00	0.00	2.05	15.98	2.92
Gemini Retail Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.13	0.29	0.23	0.66	1.60	0.00
Great Homer Road	0.00	0.45	0.00	0.18	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90	0.00
Hunts Cross	0.00	0.00	0.66	4.14	0.00	0.00	0.00	1.15	1.01	4.33	0.00	0.00	0.00	1.97	13.26	1.81
Hunts Cross Retail Park	0.00	0.00	0.00	0.72	0.00	0.30	0.12	0.36	1.72	1.41	0.00	0.00	0.35	0.49	5.45	0.77
Huyton	0.03	0.00	0.82	0.00	0.00	2.46	4.39	0.00	0.00	0.19	1.45	0.00	6.33	0.00	15.67	7.68
Kensington Fairfield	0.00	0.00	0.37	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.00	0.00	0.00	1.01	1.01
Kensington Retail Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirkby	0.00	0.15	0.00	0.18	0.80	0.00	0.00	0.32	0.00	0.09	5.26	0.44	0.12	0.00	7.37	0.32
Knotty Ash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.04	3.04	0.00
Lodge Lane	0.06	0.00	0.00	0.00	0.09	1.51	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	1.77	1.51
London Road	3.62	2.10	3.84	5.22	0.98	0.00	1.28	1.41	0.00	1.03	0.79	0.15	0.00	0.00	20.41	6.52
Makro, Britonwood Trading Est	0.00	0.15	0.00	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.53	0.59	0.00	0.00	1.71	0.00
Manchester	0.28	0.15	0.00	0.72	0.00	0.53	0.00	0.08	0.15	0.19	0.13	0.00	0.46	0.08	2.77	0.62
Marks & Spencer, Strand	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.29	0.00
Muirhead Avenue East	0.00	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00
New Mersey Retail Park	1.32	1.35	16.54	35.67	0.89	9.12	4.11	40.45	12.47	21.16	0.92	1.92	5.64	15.19	166.73	70.22
Old Swan	0.00	0.30	14.62	0.00	0.00	4.01	4.11	7.43	0.00	0.28	0.13	0.00	0.00	0.41	31.29	30.17
Park Road	0.00	0.00	0.00	0.72	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.41	1.51	0.00
Prescot	0.00	0.00	0.52	0.18	0.00	0.90	0.55	0.00	0.00	0.00	1.58	0.00	3.11	0.00	6.84	1.98
Prescot Road, Stanley	0.12	0.15	0.00	0.18	0.09	0.00	0.00	0.00	0.15	0.09	0.13	0.15	0.12	0.08	1.26	0.00
Ravenhead Retail Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.35	0.00	0.48	0.00
Rice Lane	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.77	0.00	0.00	1.77	0.00
Rose Lane	0.00	0.00	0.00	1.44	0.71	0.00	0.00	0.64	0.00	0.00	0.00	0.00	0.00	0.00	2.80	0.64
Smithdown Road South	0.00	0.00	0.05	0.18	0.00	0.27	0.00	2.24	0.00	0.00	0.00	0.00	0.00	0.00	2.73	2.55
Smithdown Road North	0.00	0.00	0.00	1.62	0.00	0.00	0.22	2.25	0.00	0.00	0.00	1.18	0.00	0.00	5.27	2.47
Southport	0.00	0.30	0.37	0.36	0.89	0.58	0.48	0.41	0.00	0.28	0.13	2.06	0.23	0.00	6.08	1.83
Speke	0.12	0.15	5.50	2.16	0.09	3.23	2.02	15.77	0.45	1.60	0.13	0.15	0.58	0.74	32.69	26.52
St Helens	0.00	0.15	0.32	0.00	0.00	0.59	1.02	0.00	0.00	0.19	2.11	0.00	3.68	0.00	8.06	1.93
Stonedale Retail Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Switch Island Retail Park	0.00	0.15	0.00	0.00	0.27	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	0.86
Tesco, Prescot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.00	0.00	0.13	0.00
The Strand, Bootle	0.00	3.75	0.00	0.00	2.04	0.00	0.00	0.00	0.00	0.00	0.53	13.55	0.00	0.00	19.87	0.00
Trafford Centre	0.00	0.30	0.32	0.00	0.27	1.42	0.00	0.31	0.00	0.19	0.66	0.29	0.12	1.07	4.93	2.04
Tuebrook	0.00	0.00	1.01	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.12	1.12
Walton Vale	0.31	4.80	1.55	0.00	3.91	0.63	0.15	0.00	0.00	0.85	0.00	0.59	0.00	0.25	13.03	2.33
Warrington	0.06	0.30	1.99	1.08	0.71	1.56	2.74	3.80	0.15	1.50	0.79	0.29	1.96	2.38	19.31	10.08
Wavertree High Street	0.00	0.00	1.77	0.54	0.09	0.07	0.54	1.83	0.00	0.26	0.00	0.00	0.23	0.08	5.43	4.21
West Derby Village	0.00	0.75	0.03	0.54	0.00	0.65	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.37	1.08
Widnes	0.00	0.00	0.00	0.54	0.00	0.58	0.13	0.31	1.49	0.66	0.00	0.00	0.00	8.54	12.25	1.01
Woolton	0.00	1.20	0.34	0.72	0.00	1.86	0.13	0.00	0.00	1.50	0.13	0.15	0.23	0.25	6.51	2.32
Other	4.64	14.73	7.01	26.43	17.17	11.53	2.98	2.59	5.58	16.57	39.50	45.05	33.64	22.22	249.64	378.77
<b>TOTAL</b>	<b>30.49</b>	<b>149.67</b>	<b>167.84</b>	<b>178.46</b>	<b>87.38</b>	<b>146.94</b>	<b>60.77</b>	<b>169.38</b>	<b>37.10</b>	<b>93.30</b>	<b>129.53</b>	<b>145.09</b>	<b>112.67</b>	<b>81.26</b>	<b>1589.87</b>	

Money flows build upon market share by available zonal expenditure (excluding PCA Zones 3, 6-8)

Money flows for PCA based upon an aggregation of market share approach by sub category

Table 6b - Convenience Money Flows 2010

LOCATION	Zone 1 £m	Zone 2 £m	Zone 3 £m	Zone 4 £m	Zone 5 £m	Zone 6 £m	Zone 7 £m	Zone 8 £m	Zone 9 £m	Zone 10 £m	Zone 11 £m	Zone 12 £m	Zone 13 £m	Zone 14 £m	TOTAL £m	PCA Total £M
Liverpool City Centre	6.74	5.88	5.04	6.75	0.19	4.12	0.66	4.57	0.00	0.45	2.20	1.40	1.46	0.49	39.96	14.39
Aigburth Road	0.39	1.18	0.00	12.35	0.51	0.00	0.00	1.36	0.21	0.11	0.00	0.47	0.00	0.41	16.99	1.36
Aigburth Vale	0.00	0.00	0.00	1.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.91	0.00
Allerton Road	0.00	0.00	0.46	1.02	0.00	0.00	0.16	12.78	0.00	0.08	0.00	0.00	0.00	0.00	14.51	13.41
Asda, Breck Road	0.00	0.00	10.53	0.00	0.00	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.36	11.36
Asda Hunts Cross	0.81	1.28	2.29	15.03	1.52	0.83	0.50	4.11	10.54	2.65	1.07	1.96	2.20	16.97	61.76	7.73
Asda, Smithdown Road	1.61	2.89	5.95	11.97	1.08	0.83	0.00	15.52	0.00	0.00	0.20	0.75	0.42	0.33	41.54	22.30
Asda, Uttling Avenue	0.81	23.86	7.33	0.00	3.93	21.40	0.66	1.38	0.00	0.11	0.60	2.06	1.67	0.90	64.69	30.76
Belle Vale	0.00	0.00	0.00	0.25	0.70	0.41	0.50	2.28	0.48	1.33	0.00	0.00	0.63	0.41	6.98	3.19
Breck Road	0.39	8.34	1.38	0.00	0.38	0.00	0.00	0.00	0.00	0.00	1.87	0.00	0.00	0.00	12.36	1.38
Broadway	0.00	1.71	0.91	0.25	0.63	7.82	0.00	0.00	0.00	0.00	1.07	0.00	0.00	0.00	12.40	8.73
County Road	0.39	13.27	0.46	0.25	0.19	0.82	0.00	0.00	0.00	0.00	0.53	0.28	0.42	0.33	16.94	1.28
Edge Hill	0.20	0.00	0.91	0.76	0.32	0.00	0.00	0.00	0.00	0.19	0.00	0.19	0.00	0.00	2.56	0.91
Garston	0.00	0.00	0.00	13.25	0.19	0.00	0.00	0.91	3.28	0.16	0.20	0.00	0.00	1.14	19.12	0.91
Great Homer Road	0.39	2.57	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42	0.46
Hunts Cross	0.00	0.00	0.00	1.27	0.00	0.00	0.00	0.00	0.92	0.32	0.00	0.00	0.00	1.39	3.90	0.00
Kensington Fairfield	0.00	0.00	0.46	0.00	0.00	2.05	1.82	0.91	0.00	0.00	0.00	0.00	1.88	0.00	7.12	5.24
Knotty Ash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lodge Lane	0.00	0.00	0.00	1.53	0.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.72	0.00
London Road	1.59	1.71	0.00	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.32	0.00
Marks & Spencer, Strand	0.00	0.96	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00	2.24	0.00	0.00	3.40	0.00
Marks & Spencer, Church St.	0.79	2.35	0.00	1.66	0.76	0.00	0.00	0.00	0.00	0.40	0.00	2.24	0.21	0.00	8.40	0.00
Morrisons, Besford Road	0.00	0.43	1.38	1.53	0.25	1.23	1.49	10.04	0.85	5.78	0.40	0.09	3.97	5.47	32.92	14.14
Muirhead Avenue East	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00
New Mersey Retail Park	0.00	0.00	0.46	0.00	0.00	0.00	0.16	0.91	0.00	0.00	0.00	0.00	0.00	0.00	1.54	1.54
Old Swan	0.00	0.21	13.28	0.25	0.00	3.70	5.29	0.45	0.00	0.00	0.00	0.19	0.42	0.16	23.96	22.72
Park Road	0.00	0.00	0.00	5.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.73	0.00
Prescot Road, Stanley	0.00	0.21	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.33	0.00	0.52	0.00	1.32	0.00
Rice Lane	0.00	0.75	0.00	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0.19	0.00	0.00	1.76	0.00
Rose Lane	0.00	0.96	0.00	1.53	0.70	0.00	0.00	0.45	0.00	0.11	0.00	7.76	0.00	0.00	11.50	0.45
Sainsbury, East Prescot Rd.	0.39	0.32	2.75	0.13	0.00	14.00	9.75	3.65	0.00	0.03	0.27	0.00	0.94	0.24	32.47	30.15
Sainsbury, Rice Lane	0.39	3.42	0.46	0.00	10.83	0.41	0.00	0.00	0.00	0.00	0.00	2.71	0.00	0.00	18.22	0.87
Smithdown Road South	0.00	0.43	0.00	2.42	0.19	0.00	0.00	2.74	0.00	0.08	0.13	1.31	0.21	0.33	7.83	2.74
Smithdown Road North	0.00	0.64	0.00	1.40	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.28	0.00	0.00	2.78	0.45
Speke	0.00	0.21	0.00	0.00	0.00	0.00	0.16	0.91	3.62	0.00	0.20	0.00	0.00	0.16	5.27	1.07
Tesco Deysbrook Barracks	0.00	0.00	0.00	0.00	0.00	5.76	0.66	7.76	0.00	0.00	0.00	0.00	0.00	0.00	14.18	14.18
Tesco, Mather Avenue	1.61	0.21	0.46	28.02	0.13	12.76	1.49	25.10	0.37	4.72	0.47	0.00	2.41	2.69	80.44	39.81
Tesco, Old Swan	1.59	2.03	41.21	1.02	0.51	6.59	5.12	6.39	0.00	0.11	0.20	0.00	2.41	0.33	67.49	59.30
Tuebrook	0.00	0.21	6.42	0.25	0.00	3.29	0.16	0.00	0.74	0.00	0.00	0.00	0.21	0.16	11.45	9.87
Walton Vale	0.79	5.56	0.46	0.25	10.07	0.41	0.00	0.45	0.00	0.19	0.13	2.80	0.63	0.00	21.75	1.32
Wavertree High Street	0.00	0.00	1.38	2.67	0.00	0.00	0.33	4.11	0.00	0.00	0.00	0.00	0.00	0.00	8.49	5.82
West Derby Village	0.00	0.00	0.00	0.89	0.00	0.00	0.50	0.00	0.00	0.66	0.13	0.00	0.00	0.33	2.51	0.50
Woolton	0.00	2.25	0.00	2.55	2.09	0.00	0.16	3.65	0.00	4.64	0.00	1.21	0.00	7.26	23.81	3.81
Other	2.90	22.57	15.12	10.06	26.47	17.64	13.71	9.57	5.52	4.43	56.81	65.41	84.09	42.26	376.56	56.04
<b>TOTAL</b>	<b>21.79</b>	<b>106.66</b>	<b>119.56</b>	<b>128.00</b>	<b>63.07</b>	<b>104.87</b>	<b>43.30</b>	<b>120.46</b>	<b>26.53</b>	<b>26.53</b>	<b>66.81</b>	<b>93.53</b>	<b>104.69</b>	<b>81.74</b>	<b>1107.56</b>	

Money flows build upon market share by available zonal expenditure (excluding PCA Zones 3, 6-8)

Money flows for PCA based upon an aggregation of market share approach by sub category

Table 7a - Comparison Commitments (within PCA)

Development	Total Net Floorspace (m²)	% Convenience	% Comparison Floorspace	Net Comparison Floorspace (m²)	Benchmark Comp Sales £ per m²	Comp Turnover (2010) £m	Comp Turnover (2014) £m	Comp Turnover (2016) £m	Comp Turnover (2019) £m	% Trade drawn from Catchment Area	Comp Turnover from within Study Area (2010) £m	Comp Turnover from within Study Area (2014) £m	Comp Turnover from within Study Area (2016) £m	Comp Turnover from within Study Area (2019) £m
<b>Proposals</b>														
Aldi, Broad Green Road (09F/0326)	1,162	71%	29%	338	£1,520	0.51	0.55	0.56	0.59	90%	0.46	0.49	0.51	0.53
Asda, Breck Road (extension) (10F/0785 - EOT)	1,147	56%	44%	505	£7,893	3.98	4.23	4.36	4.55	27%	1.08	1.14	1.18	1.23
<b>Totals</b>	<b>2,309</b>			<b>843</b>		<b>4.50</b>	<b>4.77</b>	<b>4.92</b>	<b>5.14</b>		<b>1.54</b>	<b>1.63</b>	<b>1.68</b>	<b>1.76</b>

Floorspace information and % of trade from study area taken from application documents

Company average convenience/comparison split and benchmark sales densities used where operator named

Assumed opening year 2010 for robustness

Table 7b - Convenience Commitments (within PCA)

Development	Total Net Floorspace (m²)	% Convenience	% Comparison Floorspace	Net Convenience Floorspace (m²)	Benchmark Conv Sales £ per m²	Conv Turnover (2010) £m	Conv Turnover (2014) £m	Conv Turnover (2016) £m	Conv Turnover (2019) £m	% Trade drawn from Catchment Area	Conv Turnover from within Study Area (2010) £m	Conv Turnover from within Study Area (2014) £m	Conv Turnover from within Study Area (2016) £m	Conv Turnover from within Study Area (2019) £m
<b>Proposals</b>														
Aldi, Broad Green Road (09F/0326)	1,162	71%	29%	824	£4,836	3.98	4.02	4.03	4.06	90%	3.59	3.61	3.63	3.65
Asda, Breck Road (extension) (10F/0785 - EOT)	1,147	56%	44%	642	£14,443	9.28	9.35	9.39	9.45	27%	2.50	2.52	2.53	2.55
Kwik Save Site, Old Swan (10F/1756)	572	100%	0%	572	£4,000	2.29	2.43	2.50	2.61	95%	2.18	2.31	2.38	2.49
<b>Totals</b>	<b>2,881</b>			<b>2,038</b>		<b>15.55</b>	<b>15.79</b>	<b>15.92</b>	<b>16.12</b>		<b>8.27</b>	<b>8.45</b>	<b>8.55</b>	<b>8.69</b>

Floorspace information and % of trade from study area taken from application documents where available

Company average convenience/comparison split and benchmark sales densities used where operator named - assumed density for speculative unit

Assumed opening year 2010 for robustness

Table 7c - Commitments outside PCA

Commitment	Net Floorspace (sq m)	Comp/Conv Goods Floorspace (%)	Floorspace (sq m)	Comparison Benchmark Turnover	Average Turnover of Stores (£m) at 2011	% Trade drawn from Catchment Area	Average Turnover of Stores (£m) at 2014	Average Turnover of Stores (£m) at 2016	Average Turnover of Stores (£m) at 2019
<b>Comparison Goods Floorspace</b>									
St John's Shopping Centre Extension	3,469	100%	3,469	£5,000	17.34	38%	6.80	7.01	7.33
Proposed Tesco Store, Kirkby (Comparison Goods)	10,219	53%	5,452	£8,372	45.65	25%	11.93	12.29	12.85
Proposed Other Comparison Floorspace, Kirkby	9,755	100%	9,755	£4,000	39.02	25%	10.20	10.51	10.99
Great Homer Street, Sainsbury's	6,630	47%	3,147	£6,488	20.42	34%	7.24	7.46	7.80
Great Homer Street, Other Comparison Floorspace	5,244	100%	5,244	£3,000	15.73	34%	5.58	5.75	6.01
<b>Comparison TOTAL</b>					<b>138.16</b>		<b>41.75</b>	<b>43.01</b>	<b>44.98</b>
<b>Convenience Goods Floorspace</b>									
Proposed Tesco Store, Kirkby (Convenience Goods)	10,219	47%	4,767	£11,646	55.52	25%	14.51	14.95	15.64
Great Homer Street, Sainsbury's	6,630	53%	3,483	£9,846	34.29	34%	12.16	12.53	13.10
<b>Convenience TOTAL</b>					<b>89.81</b>		<b>26.67</b>	<b>27.48</b>	<b>28.73</b>

Great Homer Street Floorspace taken from Submitted Revised Retail Assessment (October 2006)

Great Homer Street Trade Draw taken from Submitted Revised Retail Assessment (October 2006) and excludes the trade from outside study area (15%)

Kirkby Floorspace are assumptions based on recent press releases and public consultation events

Kirkby Tesco Company Benchmark Turnover and convenience/comparison split used.

St John's floorspace figures taken from submitted application documents (March 2008). Trade draw from catchment area based on current city centre trade draw

Assumed Opening Year 2011 as all are major schemes yet to be commenced

Table 8a - Existing Development Turnover

Comparison Development	Comparison Gross (m²)	Comparison Net m²	Benchmark Comparison Sales £ per m²	Comparison Turnover (2010) £m	Comparison Turnover (2011) £m	Comparison Turnover (2016) £m	Comparison Turnover (2019) £m	% Trade drawn from Catchment Area	Comparison Turnover Catchment Area (2010) £m	Comparison Turnover Catchment Area (2011) £m	Comparison Turnover from within Study Area 2012	Comparison Turnover Catchment Area (2016) £m
<b>Existing</b>												
Unrestricted A1	1,771	1,417	4,700	6.66	6.76	7.28	7.61	80%	5.33	5.41	5.49	5.82
Part restricted A1 - to be demolished	2,734	1,559	4,100	6.39	6.49	6.99	7.31	80%	5.11	5.19	5.27	5.59
Part restricted A1 - retained	785	628	4,100	2.57	2.61	2.82	2.94	80%	2.06	2.09	2.12	2.25
Restricted A1	16,036	12,828	2,800	35.92	36.46	39.28	41.07	80%	28.74	29.17	29.60	31.42
<b>Total</b>	<b>21,325</b>	<b>16,432</b>		<b>51.54</b>	<b>52.32</b>	<b>56.36</b>	<b>58.94</b>		<b>41.24</b>	<b>41.85</b>	<b>42.48</b>	<b>45.09</b>

Benchmark Comparison Sales Density (£ per m²) modelled to meet survey derived turnover from study area (Zones 1-14) ( plus 10% allowance for inflow)

Table 8b - Proposed Development Turnover

							Phase 1	Phase 1 & 2	Phase 1 & 2		Phase 1	Phase 1 & 2
	Gross Floorspace (m²) - Updated	Comparison Net (m²) - Updated <sup>1</sup>	Benchmark Comparison Sales £ per m² - 2009 update	Convenience Net <sup>1</sup>	Benchmark Convenience £ per m²	Comparison Turnover (2011) £m	Comparison Turnover (2016) £m	Comparison Turnover (2014) - Hypothetical £m	Comparison Turnover (2019) £m	Convenience Turnover 2011 £m	Convenience Turnover 2016 £m	Convenience Turnover 2019 £m
<b>Open A1</b>												
Footwear Retailers	1,026	718	5,213			0.00	0.00	3.74	4.03			
Typical In Centre Clothing Retailers	1,698	678	3,872			1.98	2.13	2.72	2.93			
Typical Out of Centre Clothing Retailers	2,053	927	3,697			1.89	2.03	3.51	3.78			
Marks and Spencer unit	6,968	4,877	4,155	1,219	11,525	20.26	21.83	21.19	22.83	14.05	14.19	14.28
<b>Total Turnover</b>	<b>11,744</b>	<b>7,200</b>				<b>24.13</b>	<b>25.99</b>	<b>31.16</b>	<b>33.57</b>	<b>14.05</b>	<b>14.19</b>	<b>14.28</b>
<b>Part Bulky</b>												
Health & Beauty	2,455	1,184	8,703			4.65	5.01	10.52	11.33			
Book Sellers and Stationers	1,913	934	3,380			0.00	0.00	3.16	3.40			
Entertainment	432	302	7,341			2.22	2.39	2.32	2.50			
Toy Retailers	3,789	2,652	2,260			5.99	6.46	6.27	6.75			
Electrical Retailers	3,385	2,370	5,927			3.69	3.97	14.21	15.31			
Hobby Retailers	2,316	811	3,000			0.00	0.00	2.43	2.62			
Mixed Goods Retailers	5,258	3,139	4,251			2.30	2.48	13.45	14.49			
Department Store Outlet Mall	1,822	1,275	3,846			2.34	2.52	5.01	5.40			
Holiday hypermarket	873	611	3,000			0.00	0.00	1.83	1.98			
Homewares Retailers	2,583	1,298	1,916			0.98	1.05	2.53	2.73			
Catalogue Retailers	1,489	744	17,879			13.31	14.34	13.92	14.99			
Pet Goods Retailers	0	0	3,000			0.00	0.00	0.00	0.00			
<b>Total Turnover</b>	<b>26,315</b>	<b>15,321</b>				<b>35.48</b>	<b>38.22</b>	<b>75.65</b>	<b>81.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Bulky goods A1</b>												
Carpet Retailers	1,580	1,106	1,044			0.00	0.00	1.15	1.24			
Halfords	2,316	810	2,125			0.00	0.00	1.72	1.85			
Furniture Retailers - Typical Small Format Stores	5,059	3,014	2,696			3.06	3.30	8.27	8.90			
Furniture Retailers - Typical Larger Format Stores	4,388	2,561	5,124			7.64	8.23	13.47	14.51			
DIY Stores	4,707	3,765	1,647			0.00	0.00	6.20	6.68			
<b>Total Turnover</b>	<b>18,049</b>	<b>11,257</b>				<b>10.70</b>	<b>11.52</b>	<b>30.82</b>	<b>33.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Overall Total</b>	<b>56,109</b>	<b>33,778</b>				<b>70.30</b>	<b>75.74</b>	<b>137.63</b>	<b>148.27</b>	<b>14.05</b>	<b>14.19</b>	<b>14.28</b>

Sales densities based upon agreed approach with Council's retail advisor (GL Hearn) relying on Retail Rankings 2010

For robustness 100% of the net floorspace for Unit 13 has been applied for comparison goods and 25% for convenience goods

Opening year for phase 1 is 2011 and opening year for phase 2 is 2016. Turnover efficiencies through to their design years have been applied from these years

Table 8c - Proposed Comparison Goods Uplift in Turnover

	Phase 1		Phase 1 & 2	% from Catchment Area	Phase 1		Phase 1 & 2
	2014 £m	2016 £m	2019 £m		2014 from Catchment Area £m	2016 from Catchment Area £m	2019 from Catchment Area £m
Existing Trading Floorspace	54.71	56.36	58.94	80%	43.77	45.09	47.15
Retained Floorspace	2.73	2.82	2.94	80%	2.19	2.25	2.36
Proposals	73.52	75.74	148.27	80%	58.81	60.59	118.62
<b>Uplift (proposed minus existing plus retained)</b>	<b>21.54</b>	<b>22.19</b>	<b>92.28</b>	<b>80%</b>	<b>17.23</b>	<b>17.75</b>	<b>73.82</b>

Table 8d - Proposed Convenience Goods Uplift in Turnover

	Phase 1		Phase 1 & 2	Catchment	Phase 1		Phase 1 & 2
	2014 £m	2016 £m	2019 £m		Catchment	Catchment	Catchment
Existing Trading Floorspace	0.00	0.00	0.00	80%	0.00	0.00	0.00
Retained Floorspace	0.00	0.00	0.00	80%	0.00	0.00	0.00
Proposals	14.14	14.19	14.28	80%	11.31	11.35	11.42
<b>Uplift (proposed minus existing plus retained)</b>	<b>14.14</b>	<b>14.19</b>	<b>14.28</b>	<b>80%</b>	<b>11.31</b>	<b>11.35</b>	<b>11.42</b>

Table 8e - Proposed Phase 1 &amp; 2 Combined Total Uplift in Turnover

	Phase 1			Phase 2	Phase 1 & 2	% from Catchment Area	Phase 1		Phase 1 & 2
	2011 £m	2016 £m	2019 £m	2019 £m	2019 £m		2011 from Catchment Area £m	2016 from Catchment Area £m	2019 from Catchment Area £m
Existing Trading floorspace	52.32	56.36	58.94	-	58.94	80%	41.85	45.09	47.15
Retained Floorspace	2.61	2.82	2.94	-	2.94	80%	2.09	2.25	2.36
Proposals	84.36	89.93	93.48	69.07	162.55	80%	67.49	71.95	130.04
<b>Uplift (proposed minus existing plus retained)</b>	<b>34.65</b>	<b>36.39</b>	<b>37.49</b>	<b>69.07</b>	<b>106.56</b>	<b>80%</b>	<b>27.72</b>	<b>29.11</b>	<b>85.25</b>

**Table 9a - Comparison Goods Capacity**

	2010	2014	2016	2019	2014 Exc Liverpool Trade Draw	2016 Exc Liverpool Trade Draw	2019 Exc Liverpool Trade Draw
Available Expenditure in Catchment Area £m	546.30	658.12	719.44	822.11	390.92	444.16	534.26
Turnover from Catchment Area £m	175.83	186.62	192.26	201.04	186.62	192.26	201.04
Commitments in CA £m		1.63	1.68	1.76	1.63	1.68	1.76
Proposed development (80%) £m		17.23	17.75	73.82	17.23	17.75	73.82
<b>Resultant Capacity £m</b>	<b>370.47</b>	<b>452.64</b>	<b>507.74</b>	<b>545.49</b>	<b>185.44</b>	<b>232.46</b>	<b>257.64</b>
Trade retention	32.2%	31.2%	29.4%	33.6%	52.6%	47.7%	51.8%

Available Expenditure data taken from Table 3a (column 6)

Turnover of existing floorspace data taken from Table 4a (column 7)

Turnover from catchment area taken from Table 4a (column 12)

Commitments in CA figure taken from Table 7a (column 12)

Proposed development figure taken from Table 8c (row 5)

Resultant capacity is calculated by; available expenditure minus turnover from CA minus proposed development minus commitments in CA

**Table 9b - Convenience Goods Capacity**

	2010	2014	2016	2019	2014 Exc Liverpool Trade Draw	2016 Exc Liverpool Trade Draw	2019 Exc Liverpool Trade Draw
Available Expenditure in Catchment Area £m	388.20	401.66	406.91	414.85	387.15	392.35	400.20
Turnover from Catchment Area £m	178.66	180.09	180.81	181.90	180.09	180.81	181.90
Commitments in CA £m		8.45	8.55	8.69	8.45	8.55	8.69
Proposed development (80%) £m		11.31	11.35	11.42	11.31	11.35	11.42
<b>Resultant Capacity £m</b>	<b>209.54</b>	<b>201.80</b>	<b>206.20</b>	<b>212.83</b>	<b>187.30</b>	<b>191.64</b>	<b>198.18</b>
Trade retention £m	46.0%	49.8%	49.3%	48.7%	51.6%	51.2%	50.5%

Available Expenditure data taken from Table 3b (column 6)

Turnover of existing floorspace data taken from Table 4b (column 7)

Turnover from catchment area taken from Table 4b (column 12)

Commitments in CA figure taken from Table 7b (column 12)

Proposed development figure taken from Table 8d (row 5)

Resultant capacity is calculated by; available expenditure minus turnover from CA minus proposed development minus commitments in CA

**Table 10a - Cumulative Convenience and Comparison Impact of Commitments (2016)**

	2016 COMP T/OVER	2016 CONV T/OVER	2016 TOTAL T/OVER	St John's		Toxteth		Project Jennifer		Kirkby TC	
				TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER
Liverpool City Centre	734.19	40.44	774.63	-17.78	792.41	7.03	785.38	0.00	785.38	28.97	756.40
Aintree Raccourse Retail Park	86.95	0.00	86.95	3.56	83.40	0.00	83.40	8.20	75.20	8.10	67.10
Allerton Road	13.10	14.68	27.79	0.00	27.79	0.00	27.79	0.00	27.79	0.00	27.79
Tesco, Mather Avenue <sup>1</sup> *	9.86	81.41	91.27	0.00	91.27	0.00	91.27	0.00	91.27	0.00	91.27
Belle Vale	27.80	7.06	34.86	0.00	34.86	0.00	34.86	0.00	34.86	1.26	33.60
Morrisons, Belle Vale <sup>2</sup>	0.00	33.31	33.31	0.00	33.31	0.00	33.31	0.00	33.31	0.00	33.31
Broadway	6.43	12.55	18.98	0.00	18.98	0.00	18.98	0.00	18.98	0.00	18.98
Asda, Utting Avenue <sup>1</sup>	0.00	65.47	65.47	0.00	65.47	0.00	65.47	0.00	65.47	0.00	65.47
Breck Road	8.28	12.51	20.79	0.00	20.79	2.15	18.63	0.00	18.63	0.13	18.51
Asda Breck Road <sup>2</sup> *	11.34	28.73	40.07	0.00	40.07	0.00	40.07	0.00	40.07	0.00	40.07
Cheshire Oaks <sup>1</sup>	144.82	0.00	144.82	0.00	144.82	0.00	144.82	0.00	144.82	0.00	144.82
Edge Hill	6.63	2.59	9.22	0.00	9.22	0.00	9.22	0.00	9.22	0.00	9.22
Edge Lane Retail Park <sup>1</sup>	56.36	0.00	56.36	3.56	52.81	0.00	52.81	5.34	47.47	1.01	46.45
Great Homer Street	0.98	3.46	4.44	0.00	4.44	0.00	4.44	0.00	70.78	0.00	70.78
Kensington Fairfield *	1.11	7.21	8.32	0.00	8.32	0.00	8.32	0.00	8.32	0.00	8.32
Knotty Ash <sup>3</sup>	3.32	1.05	4.37	0.00	4.37	0.00	4.37	0.00	4.37	0.95	3.42
Sainsburys, Knotty Ash <sup>1</sup> *	9.16	32.86	42.02	0.00	42.02	0.00	42.02	0.00	42.02	0.00	42.02
London Road	22.32	4.37	26.70	3.56	23.14	1.89	21.25	0.00	21.25	4.05	17.20
New Mersey Retail Park <sup>1</sup> <sup>3</sup>	182.31	8.53	190.84	0.00	190.84	7.62	183.22	0.29	182.93	2.52	180.41
Old Swan	34.22	24.25	58.47	0.00	58.47	0.00	58.47	0.00	58.47	0.00	58.47
Tesco, Old Swan <sup>2</sup> *	14.25	68.30	82.55	0.00	82.55	0.00	82.55	0.00	82.55	0.00	82.55
Prescot Road	1.38	1.34	2.72	0.00	2.72	0.00	2.72	0.00	2.72	0.00	2.72
Smithdown Road South	2.99	7.93	10.92	0.00	10.92	9.11	1.81	0.00	1.81	0.00	1.81
Asda, Smithdown Road South <sup>2</sup> *	15.68	42.04	57.72	0.00	57.72	0.00	57.72	0.00	57.72	0.00	57.72
Smithdown Road North	5.77	2.81	8.58	0.00	8.58	0.00	8.58	0.00	8.58	0.00	8.58
Tuebrook	1.22	11.59	12.82	0.00	12.82	0.00	12.82	0.00	12.82	0.00	12.82
Wavertree High Street	5.94	8.60	14.53	0.00	14.53	0.00	14.53	0.00	14.53	0.00	14.53
West Derby Village	2.59	2.54	5.13	0.00	5.13	0.00	5.13	0.00	5.13	0.00	5.13
Tesco, Deysbrook Barracks <sup>1</sup>	0.00	15.95	15.95	0.00	15.95	0.00	15.95	0.00	15.95	0.00	15.95
Kirkby TC development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.25
Other/ Inflow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.11	-60.11	0.00	-60.11

<sup>1</sup> Not defined centre - standalone retail facility

<sup>2</sup> Standalone store within defined centre

<sup>3</sup> Benchmark Turnover used for convenience goods

\* Benchmark Turnover used for comparison goods

**Notes**

1. Centre turnovers derived from 2010 money flows, with annualised turnover efficiencies then applied to 2016 design year; taken forward to 2016 and 2019 prices using expenditure increase factor
2. Trade draw levels for committed developments derived from submitted Retail Impact Assessments for the respective schemes

**Table 10b - Cumulative Convenience and Comparison Impact of Commitments (2019)**

	2019 COMP T/OVER	2019 CONV T/OVER	2019 TOTAL T/OVER	St John's		Toxteth		Great Homer Street		Kirkby TC	
				TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER
Liverpool City Centre	767.73	40.68	808.41	-17.88	826.30	7.25	819.05	0.00	819.05	30.27	788.78
Aintree Raccourse Retail Park	90.92	0.00	90.92	3.58	87.35	0.00	87.35	8.45	78.90	8.47	70.43
Allerton Road	13.70	14.77	28.47	0.00	28.47	0.00	28.47	0.00	28.47	0.00	28.47
Tesco, Mather Avenue <sup>1</sup> *	10.31	81.90	92.21	0.00	92.21	0.00	92.21	0.00	92.21	0.00	92.21
Belle Vale	29.07	7.11	36.17	0.00	36.17	0.00	36.17	0.00	36.17	1.27	34.91
Morrisons, Belle Vale <sup>2</sup>	0.00	33.51	33.51	0.00	33.51	0.00	33.51	0.00	33.51	0.00	33.51
Broadway	6.73	12.62	19.35	0.00	19.35	0.00	19.35	0.00	19.35	0.00	19.35
Asda, Utting Avenue <sup>1</sup>	0.00	65.86	65.86	0.00	65.86	0.00	65.86	0.00	65.86	0.00	65.86
Breck Road	8.65	12.58	21.24	0.00	21.24	2.22	19.02	0.00	19.02	0.13	18.89
Asda Breck Road <sup>2</sup> *	11.85	28.90	40.76	0.00	40.76	0.00	40.76	0.00	40.76	0.00	40.76
Cheshire Oaks <sup>1</sup>	151.43	0.00	151.43	0.00	151.43	0.00	151.43	0.00	151.43	0.00	151.43
Edge Hill	6.93	2.61	9.54	0.00	9.54	0.00	9.54	0.00	9.54	0.00	9.54
Edge Lane Retail Park <sup>1</sup>	58.94	0.00	58.94	3.58	55.36	0.00	55.36	5.50	49.86	1.06	48.80
Great Homer Street	1.03	3.48	4.51	0.00	4.51	0.00	4.51	0.00	74.02	0.00	74.02
Kensington Fairfield *	1.16	7.25	8.41	0.00	8.41	0.00	8.41	0.00	8.41	0.00	8.41
Knotty Ash <sup>3</sup>	3.47	1.05	4.53	0.00	4.53	0.00	4.53	0.00	4.53	0.95	3.58
Sainsburys, Knotty Ash <sup>1</sup> *	9.58	33.05	42.64	0.00	42.64	0.00	42.64	0.00	42.64	0.00	42.64
London Road	23.34	4.40	27.74	3.58	24.16	1.95	22.21	0.00	22.21	4.23	17.98
New Mersey Retail Park <sup>1</sup> <sup>3</sup>	190.64	8.58	199.22	0.00	199.22	7.85	191.37	0.30	191.07	2.54	188.54
Old Swan	35.78	24.39	60.17	0.00	60.17	0.00	60.17	0.00	60.17	0.00	60.17
Tesco, Old Swan <sup>2</sup> *	14.90	68.71	83.61	0.00	83.61	0.00	83.61	0.00	83.61	0.00	83.61
Prescot Road	1.44	1.35	2.79	0.00	2.79	0.00	2.79	0.00	2.79	0.00	2.79
Smithdown Road South	3.13	7.97	11.10	0.00	11.10	9.38	1.72	0.00	1.72	0.00	1.72
Asda, Smithdown Road South <sup>2</sup> *	16.40	42.30	58.69	0.00	58.69	0.00	58.69	0.00	58.69	0.00	58.69
Smithdown Road North	6.03	2.83	8.86	0.00	8.86	0.00	8.86	0.00	8.86	0.00	8.86
Tuebrook	1.28	11.66	12.94	0.00	12.94	0.00	12.94	0.00	12.94	0.00	12.94
Wavertree High Street	6.21	8.65	14.86	0.00	14.86	0.00	14.86	0.00	14.86	0.00	14.86
West Derby Village	2.71	2.56	5.27	0.00	5.27	0.00	5.27	0.00	5.27	0.00	5.27
Tesco, Deysbrook Barracks <sup>1</sup>	0.00	16.04	16.04	0.00	16.04	0.00	16.04	0.00	16.04	0.00	16.04
Kirkby TC development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.11
Other/ Inflow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.93	-61.93	0.00	-61.93

<sup>1</sup> Not defined centre - standalone retail facility

<sup>2</sup> Standalone store within defined centre

<sup>3</sup> Benchmark Turnover used for convenience goods

\* Benchmark Turnover used for comparison goods

**Notes**

1. Centre turnovers derived from 2010 money flows, with annualised turnover efficiencies then applied to 2019 design year; taken forward to 2016 and 2019 prices using expenditure increase factor

2. Trade draw levels for committed developments derived from submitted Retail Impact Assessments for the respective schemes



Table 11 - Phased Impact of Proposals

LOCATION	Phase 1 (2016)				Phase 2 (2019)				Phase 1 & 2 Combined (2019)				
	2016 Turnover post commitments	Phase 1 (2016) Trade Draw (£m)	2016 Post Impact Turnover (£m)	2016 Solus Impact%	2019 Turnover post commitments (£m) - exc phase 1	Phase 2 (2019) Trade Draw (£m)	2019 Post Impact Turnover (£m)	2019 Impact %	2019 Comparison Turnover (£m)	Combined Trade Draw (£m)	2019 Post Impact Turnover (£m)	2019 Solus Impact %	2019 Cumulative Impact %
Liverpool City Centre	756.40	5.11	751.29	0.68%	788.78	7.11	781.66	0.90%	788.78	12.46	776.32	1.58%	3.97%
Aintree Raccourse Retail Park <sup>1</sup>	67.10	5.12	61.98	7.63%	70.43	8.98	61.45	12.75%	70.43	14.33	56.10	20.35%	38.30%
Allerton Road	27.79	0.00	27.79	0.00%	28.47	0.00	28.47	0.00%	28.47	0.00	28.47	0.00%	0.00%
Tesco, Mather Avenue <sup>1</sup> *	91.27	0.00	91.27	0.00%	92.21	0.00	92.21	0.00%	92.21	0.00	92.21	0.00%	0.00%
Belle Vale	33.60	0.00	33.60	0.00%	34.91	0.00	34.91	0.00%	34.91	0.00	34.91	0.00%	3.51%
Morrisons, Belle Vale <sup>2</sup>	33.31	0.00	33.31	0.00%	33.51	0.00	33.51	0.00%	33.51	0.00	33.51	0.00%	0.00%
Broadway	18.98	0.00	18.98	0.00%	19.35	0.00	19.35	0.00%	19.35	0.00	19.35	0.00%	0.00%
Asda, Utting Avenue <sup>1</sup>	65.47	0.00	65.47	0.00%	65.86	0.00	65.86	0.00%	65.86	0.00	65.86	0.00%	0.00%
Breck Road	18.51	0.00	18.51	0.00%	18.89	0.00	18.89	0.00%	18.89	0.00	18.89	0.00%	11.05%
Asda Breck Road <sup>2</sup> *	40.07	0.39	39.67	0.98%	40.76	0.00	40.76	0.00%	40.76	0.41	40.35	1.01%	1.01%
Cheshire Oaks <sup>1</sup>	144.82	0.67	144.15	0.46%	151.43	1.21	150.22	0.80%	151.43	1.91	149.52	1.26%	1.26%
Edge Hill	9.22	0.35	8.87	3.78%	9.54	0.35	9.19	3.62%	9.54	0.71	8.83	7.44%	7.44%
Edge Lane Retail Park <sup>1</sup>	46.45	0.00	46.45	0.00%	48.80	0.00	48.80	0.00%	48.80	0.00	48.80	0.00%	17.20%
Great Homer Street	70.78	0.32	70.47	0.45%	74.02	0.00	74.02	0.00%	74.02	0.33	73.69	0.45%	0.45%
Kensington Fairfield *	8.32	0.04	8.28	0.46%	8.41	0.07	8.34	0.82%	8.41	0.11	8.30	1.30%	1.30%
Knotty Ash <sup>3</sup>	3.42	0.00	3.42	0.00%	3.58	0.00	3.58	0.00%	3.58	0.00	3.58	0.00%	21.01%
Sainsburys, Knotty Ash <sup>1</sup> *	42.02	1.18	40.84	2.82%	42.64	0.00	42.64	0.00%	42.64	1.24	41.40	2.90%	2.90%
London Road	17.20	0.08	17.12	0.44%	17.98	0.14	17.84	0.77%	17.98	0.22	17.76	1.21%	35.98%
New Mersey Retail Park <sup>1</sup> <sup>3</sup>	180.41	18.36	162.05	10.18%	188.54	31.08	157.45	16.49%	188.54	50.28	138.26	26.67%	30.60%
Old Swan	58.47	0.42	58.05	0.72%	60.17	0.76	59.41	1.26%	60.17	1.20	58.97	1.99%	1.99%
Tesco, Old Swan <sup>2</sup> *	82.55	0.81	81.74	0.98%	83.61	0.03	83.57	0.04%	83.61	0.88	82.73	1.05%	1.05%
Prescot Road	2.72	0.00	2.72	0.00%	2.79	0.00	2.79	0.00%	2.79	0.00	2.79	0.00%	0.00%
Smithdown Road South	1.81	0.00	1.81	0.00%	1.72	0.00	1.72	0.00%	1.72	0.00	1.72	0.00%	84.51%
Asda, Smithdown Road South <sup>2</sup> *	57.72	0.79	56.93	1.37%	58.69	0.00	58.69	0.00%	58.69	0.82	57.87	1.41%	1.41%
Smithdown Road North	8.58	0.00	8.58	0.00%	8.86	0.00	8.86	0.00%	8.86	0.00	8.86	0.00%	0.00%
Tuebrook	12.82	0.16	12.66	1.23%	12.94	0.00	12.94	0.00%	12.94	0.16	12.78	1.27%	1.27%
Wavertree High Street	14.53	0.08	14.46	0.53%	14.86	0.14	14.72	0.93%	14.86	0.22	14.64	1.47%	1.47%
West Derby Village	5.13	0.00	5.13	0.00%	5.27	0.00	5.27	0.00%	5.27	0.00	5.27	0.00%	0.00%
Tesco, Deysbrook Barracks <sup>1</sup>	15.95	0.00	15.95	0.00%	16.04	0.00	16.04	0.00%	16.04	0.00	16.04	0.00%	0.00%
Kirkby	150.25	3.05	147.20	2.03%	157.11	5.53	151.59	3.52%	157.11	8.72	148.39	5.55%	5.55%
Other/Inflow	-60.11	9.13	-69.24		-61.93	13.68	-75.60		-61.93	23.23	-85.16	-37.51%	

<sup>1</sup> Not defined centre - standalone retail facility<sup>2</sup> Standalone store within defined centre<sup>3</sup> Benchmark Turnover used for convenience goods

\* Benchmark Turnover used for comparison goods

Trade draw assumptions combine convenience and comparison impacts to be consistent with commitment schemes approach

Uplift based upon proposed turnover less the existing turnover subsequent to commitment schemes impact (Tables 8a and 8b column 12)

**Table 12a - Impact Sensitivity - Cumulative Convenience and Comparison Impact of Commitments (2014)**

	2014 COMP T/OVER	2014 CONV T/OVER	2014 TOTAL T/OVER	St John's		Toxteth		Project Jennifer		Kirkby TC	
				TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER	TOTAL DRAW	POST IMPACT T/OVER
Liverpool City Centre	712.65	40.28	752.93	-17.26	770.19	6.90	763.29	0.00	763.29	28.14	735.15
Aintree Raccourse Retail Park	84.40	0.00	84.40	3.45	80.95	0.00	80.95	8.04	72.91	7.86	65.05
Allerton Road	12.72	14.62	27.34	0.00	27.34	0.00	27.34	0.00	27.34	0.00	27.34
Tesco, Mather Avenue <sup>1</sup> *	9.57	81.09	90.66	0.00	90.66	0.00	90.66	0.00	90.66	0.00	90.66
Belle Vale	26.98	7.03	34.02	0.00	34.02	0.00	34.02	0.00	34.02	1.26	32.76
Morrisons, Belle Vale <sup>2</sup>	0.00	33.18	33.18	0.00	33.18	0.00	33.18	0.00	33.18	0.00	33.18
Broadway	6.24	12.50	18.74	0.00	18.74	0.00	18.74	0.00	18.74	0.00	18.74
Asda, Utting Avenue <sup>1</sup>	0.00	65.20	65.20	0.00	65.20	0.00	65.20	0.00	65.20	0.00	65.20
Breck Road	8.03	12.46	20.49	0.00	20.49	2.11	18.38	0.00	18.38	0.13	18.26
Asda Breck Road <sup>2</sup> *	11.00	28.62	39.62	0.00	39.62	0.00	39.62	0.00	39.62	0.00	39.62
Cheshire Oaks <sup>1</sup>	140.57	0.00	140.57	0.00	140.57	0.00	140.57	0.00	140.57	0.00	140.57
Edge Hill	6.43	2.58	9.02	0.00	9.02	0.00	9.02	0.00	9.02	0.00	9.02
Edge Lane Retail Park <sup>1</sup>	54.71	0.00	54.71	3.45	51.26	0.00	51.26	5.23	46.02	0.98	45.04
Great Homer Street	0.95	3.45	4.40	0.00	4.40	0.00	4.40	0.00	68.71	0.00	68.71
Kensington Fairfield *	1.08	7.18	8.25	0.00	8.25	0.00	8.25	0.00	8.25	0.00	8.25
Knotty Ash <sup>3</sup>	3.22	1.04	4.27	0.00	4.27	0.00	4.27	0.00	4.27	0.94	3.33
Sainsburys, Knotty Ash <sup>1</sup> *	8.89	32.73	41.62	0.00	41.62	0.00	41.62	0.00	41.62	0.00	41.62
London Road	21.67	4.36	26.02	3.45	22.57	1.86	20.72	0.00	20.72	3.93	16.79
New Mersey Retail Park <sup>1</sup> <sup>3</sup>	176.96	8.50	185.46	0.00	185.46	7.47	177.99	0.29	177.71	2.51	175.19
Old Swan	33.21	24.15	57.36	0.00	57.36	0.00	57.36	0.00	57.36	0.00	57.36
Tesco, Old Swan <sup>2</sup> *	13.83	68.03	81.86	0.00	81.86	0.00	81.86	0.00	81.86	0.00	81.86
Prescot Road	1.34	1.33	2.67	0.00	2.67	0.00	2.67	0.00	2.67	0.00	2.67
Smithdown Road South	2.90	7.90	10.80	0.00	10.80	8.93	1.87	0.00	1.87	0.00	1.87
Asda, Smithdown Road South <sup>2</sup> *	15.22	41.88	57.10	0.00	57.10	0.00	57.10	0.00	57.10	0.00	57.10
Smithdown Road North	5.60	2.80	8.40	0.00	8.40	0.00	8.40	0.00	8.40	0.00	8.40
Tuebrook	1.19	11.55	12.73	0.00	12.73	0.00	12.73	0.00	12.73	0.00	12.73
Wavertree High Street	5.76	8.56	14.33	0.00	14.33	0.00	14.33	0.00	14.33	0.00	14.33
West Derby Village	2.52	2.53	5.05	0.00	5.05	0.00	5.05	0.00	5.05	0.00	5.05
Tesco, Deysbrook Barracks <sup>1</sup>	0.00	15.89	15.89	0.00	15.89	0.00	15.89	0.00	15.89	0.00	15.89
Kirkby TC development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.84
Other/ Inflow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.92	-58.92	0.00	-58.92

<sup>1</sup> Not defined centre - standalone retail facility

<sup>2</sup> Standalone store within defined centre

<sup>3</sup> Benchmark Turnover used for convenience goods

\* Benchmark Turnover used for comparison goods

**Notes**

- Centre turnovers derived from 2010 money flows, with annualised turnover efficiencies then applied to 2014 design year; taken forward to 2016 and 2019 prices using expenditure increase factor
- Trade draw levels for committed developments derived from submitted Retail Impact Assessments for the respective schemes

Table 12b - Impact Sensitivity - Phased Impact of Proposals at 2014

LOCATION	Phase 1 (2014)				Phase 2 (2014)				Phase 1 & 2 Combined (2014)				
	2014 Turnover post commitments	Phase 1 Trade Draw (£m)	2014 Post Impact Turnover (£m)	2014 Solus Impact%	2014 Turnover post commitments (£m) - exc phase 1	Phase 2 Trade Draw (£m)	2014 Post Impact Turnover (£m)	2014 Impact %	2014 Comparison Turnover (£m)	Combined Trade Draw (£m)	2014 Post Impact Turnover (£m)	2014 Solus Impact %	2014 Cumulative Impact %
Liverpool City Centre	735.15	11.34	723.82	1.54%	735.15	17.20	717.95	2.34%	735.15	28.54	706.62	3.88%	6.15%
Aintree Raccourse Retail Park <sup>1</sup>	65.05	5.04	60.01	7.75%	65.05	8.94	56.11	13.75%	65.05	13.98	51.07	21.50%	39.50%
Allerton Road	27.34	0.00	27.34	0.00%	27.34	0.00	27.34	0.00%	27.34	0.00	27.34	0.00%	0.00%
Tesco, Mather Avenue <sup>1*</sup>	90.66	0.00	90.66	0.00%	90.66	0.00	90.66	0.00%	90.66	0.00	90.66	0.00%	0.00%
Belle Vale	32.76	0.00	32.76	0.00%	32.76	0.00	32.76	0.00%	32.76	0.00	32.76	0.00%	3.69%
Morrisons, Belle Vale <sup>2</sup>	33.18	0.00	33.18	0.00%	33.18	0.00	33.18	0.00%	33.18	0.00	33.18	0.00%	0.00%
Broadway	18.74	0.00	18.74	0.00%	18.74	0.00	18.74	0.00%	18.74	0.00	18.74	0.00%	0.00%
Asda, Utting Avenue <sup>1</sup>	65.20	0.00	65.20	0.00%	65.20	0.00	65.20	0.00%	65.20	0.00	65.20	0.00%	0.00%
Breck Road	18.26	0.00	18.26	0.00%	18.26	0.00	18.26	0.00%	18.26	0.00	18.26	0.00%	10.92%
Asda Breck Road <sup>2*</sup>	39.62	0.39	39.23	0.98%	39.62	0.00	39.62	0.00%	39.62	0.39	39.23	0.98%	0.98%
Cheshire Oaks <sup>1</sup>	140.57	0.66	139.91	0.47%	140.57	1.20	139.36	0.86%	140.57	1.86	138.71	1.32%	1.32%
Edge Hill	9.02	0.34	8.67	3.81%	9.02	0.34	8.67	3.82%	9.02	0.69	8.33	7.62%	7.62%
Edge Lane Retail Park <sup>1</sup>	45.04	0.00	45.04	0.00%	45.04	0.00	45.04	0.00%	45.04	0.00	45.04	0.00%	17.67%
Great Homer Street	68.71	0.31	68.40	0.45%	68.71	0.00	68.71	0.00%	68.71	0.31	68.40	0.45%	0.45%
Kensington Fairfield <sup>*</sup>	8.25	0.04	8.22	0.46%	8.25	0.07	8.19	0.83%	8.25	0.11	8.15	1.29%	1.29%
Knotty Ash <sup>3</sup>	3.33	0.00	3.33	0.00%	3.33	0.00	3.33	0.00%	3.33	0.00	3.33	0.00%	22.07%
Sainsburys, Knotty Ash <sup>1*</sup>	41.62	1.17	40.46	2.80%	41.62	0.00	41.62	0.00%	41.62	1.17	40.46	2.80%	2.80%
London Road	16.79	0.08	16.71	0.45%	16.79	0.14	16.65	0.82%	16.79	0.21	16.57	1.27%	36.32%
New Mersey Retail Park <sup>1 3</sup>	175.19	13.54	161.65	7.73%	175.19	24.08	151.12	13.74%	175.19	37.62	137.58	21.47%	25.82%
Old Swan	57.36	0.41	56.95	0.72%	57.36	0.76	56.61	1.32%	57.36	1.17	56.19	2.04%	2.04%
Tesco, Old Swan <sup>2*</sup>	81.86	0.80	81.06	0.97%	81.86	0.03	81.82	0.04%	81.86	0.83	81.03	1.01%	1.01%
Prescot Road	2.67	0.00	2.67	0.00%	2.67	0.00	2.67	0.00%	2.67	0.00	2.67	0.00%	0.00%
Smithdown Road South	1.87	0.00	1.87	0.00%	1.87	0.00	1.87	0.00%	1.87	0.00	1.87	0.00%	82.67%
Asda, Smithdown Road South <sup>2*</sup>	57.10	0.78	56.32	1.36%	57.10	0.00	57.10	0.00%	57.10	0.78	56.32	1.36%	1.36%
Smithdown Road North	8.40	0.00	8.40	0.00%	8.40	0.00	8.40	0.00%	8.40	0.00	8.40	0.00%	0.00%
Tuebrook	12.73	0.16	12.58	1.22%	12.73	0.00	12.73	0.00%	12.73	0.16	12.58	1.22%	1.22%
Wavertree High Street	14.33	0.08	14.25	0.52%	14.33	0.14	14.19	0.96%	14.33	0.21	14.11	1.49%	1.49%
West Derby Village	5.05	0.00	5.05	0.00%	5.05	0.00	5.05	0.00%	5.05	0.00	5.05	0.00%	0.00%
Tesco, Deysbrook Barracks <sup>1</sup>	15.89	0.00	15.89	0.00%	15.89	0.00	15.89	0.00%	15.89	0.00	15.89	0.00%	0.00%
Kirkby	145.84	3.01	142.83	2.06%	145.84	5.50	140.34	3.77%	145.84	8.51	137.33	5.84%	5.84%
Other/Inflow	-58.92	7.23	-66.15		-58.92	10.39	-69.31		-58.92	17.62	-76.54	-29.90%	

<sup>1</sup> Not defined centre - standalone retail facility<sup>2</sup> Standalone store within defined centre<sup>3</sup> Benchmark Turnover used for convenience goods<sup>\*</sup> Benchmark Turnover used for comparison goods

Trade draw assumptions combine convenience and comparison impacts to be consistent with commitment schemes approach

Uplift based upon proposed turnover less the existing turnover subsequent to commitment schemes impact (Tables 8a and 8b column 12)