

# TOWN CENTRE STRATEGY & DELIVERY PLANS – 2016-2020

# BAKERS ARMS



BAKERS ARMS TOWN CENTRE

# THE OPPORTUNITY

Bakers Arms is a small district centre, just south of Walthamstow and north of Leyton and Leytonstone. It plays a secondary role to these larger centres, but continues to carve its own distinct identity based around a mix of national retailers, small, cheaper independent retailers and ethnic-led food and drink offer. The town centre has benefited from recent Council-led investment and has a number of development sites which could help define it as a more established small town centre in its own right.

**Bakers Arms is generally performing well despite being closer to the much larger Walthamstow town centre.**

It has a retail vacancy of 7.1%, which is below the London average. Tesco is the dominant anchor store, but the town centre has a good range of independent

retailers, generally at the cheaper end of the spectrum, but which attract a high footfall.

## DELIVERY PLAN: BAKERS ARMS

ACTIVITY	PURPOSE	TIMINGS	COUNCIL RESOURCE	PARTNERS
1 Identify and produce development briefs or action plans for key sites (e.g. vacant shops, car parks and the bus garage)	To bring back into active use sites which are vacant or do not add to the vibrancy of the town centre, introducing a mix of town centre uses, community facilities and housing	2016-17	Regeneration, Planning Policy, Business Team, Property	Local businesses, investors, landowners, developers and Transport for London
2 Undertake an audit of business needs and develop a support and town centre grant programme	To support smaller businesses to enable them to grow, thrive and provide more local employment	2016-20	Business Team and Regeneration	Local businesses
3 Expand food and drink offer, focusing on existing cluster of specialist/ethnic food and drink and the evening economy	To support the existing businesses and attract new food and drink businesses	2016-20	Regeneration and Business Team	Local businesses
4 Improvements to Tesco store and entrance	To improve the appearance and functionality of an important store in the heart of the town centre	2017-2018	Regeneration	Tesco