

TOWN CENTRE HEALTH CHECKS - DATA COLLECTED

The following tables provide details on the data collected for the 19 health checks included in the desk review.

Sources - definitions

In house	Author - existing info
Secondary	Published/commercially purchased secondary
Primary	Additional data specifically for this project
LA	Data regularly collected by from local/County council

Time series- definitions

Current	Collected within 6 months of report being published
Point (plus years)	Data for non-continuous periods
Year - year	Continuous data for that period

Yield

Health Check	Source1	Source2	Area definition	Data definition	Collection method	Currency	Frequency	Time series	Comment
DTZ	DTZ	PMA	Prime	Prime initial market-unit shops	In-house + secondary	Current	n/a	Qualitative comment	Report states difficulty of using yields to assess V&V because of weight of valuers' opinions in determining them.
Drivers Jonas/RTP	IPD		Prime	Not stated (portfolio?)	Secondary	Current	Annual	Annual, 1986-1995	Author careful to explain yields & their usefulness
Bury MBC	LA	DV	Prime	Prime initial market	Primary	Current	n/a	No	Author careful to explain yields & their usefulness. Comparisons provided for nearby centres
Bury MBC	LA	DV	Prime	Prime initial market	Primary	Current	n/a	No	Author careful to explain yields & their usefulness. Comparisons provided for nearby centres
Reading University	Focus	Local agents	13 points in town	Prime initial market (Retail?)	Secondary	Current	n/a	Point. mid80s, early90s, 1995/6	Author careful to explain yields & their usefulness. Comparisons provided for nearby centres
Donaldsons	Local agents	Consultant	Not stated	Individual examples	Primary (anecdotal)	Current	n/a	No	
Leeds City Council	LA		Not stated	Office yields	Primary	Current	n/a	No	Felt sample too small to present retail yield
Knaresborough Chamber of Trade et al	Not stated		Not stated	Retail yields	?	No date given	n/a	?	Comparisons shown for four other towns/cities (but key omitted)
Cardiff County Council	Not stated			Prime & secondary retail market	Not stated	Current	6monthly	Oct94-Oct96	Author careful to explain yields & their usefulness. Comparisons provided for nearby centres
Healey & Baker	Consultant	LA		Retail yield	Not stated	Current	n/a	No	Comparisons provided for nearby centres

Ped flow

LA/Consultant	Source		Area definition	Data Definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	PMRS	On-site	?		Secondary	n/a	n/a	Yes	
Drivers Jonas/RTP	LA		Not defined		LA	6 months	?	1994-96	Actual counts not used; qualitative comment made
Bury MBC	LA	Research International	Town centre	Avg. 5 minute flows	Primary	Current	n/a	Point, 1990, 1995	Original 1990 survey was bought in. Data shown for each survey point
Bury MBC	LA	Research International	Town centre	Avg. 5 minute flows	Primary	Current	n/a	Point, 1990, 1996	Original 1990 survey was bought in. Data shown for each survey point
LB Richmond	LA		Town centre	4 X 10 minute counts (1 day)	Primary	Current	n/a	Point, 1997, 2 X 1996	Provided for all main centres in Borough
Reading University	PMRS		?	Not stated	Secondary	1 yr. old	n/a	Point, 1991, 1994	Index to 'strongest' location
Cardiff County Council	LA		19 points in City centre (map)	5 days - eve/days; average hourly flows	Primary	Current	n/a	No (observe that earlier mkt. research counts not comparable)	Data graphed - showing each survey point
Healey & Baker	Consultant		Not defined	Description (not quantified)	Not stated	Current	n/a	No	

%vac prime

LA/Consultant	Source		Area definition	Data Definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	GOAD	On-Site	Not stated		Secondary	n/a	n/a	Not stated	
DTZ	GOAD	PMA	GOAD area/PMA retail core	Ground floor	Secondary	1 yr. old	n/a	No	Provides comparison with 9 nearby towns but at varying dates
Drivers Jonas/RTP	Drivers Jonas/RTP?		High Street	Not stated	Primary?	Current	n/a	No	Provides a national (undefined) comparison
Bury MBC	LA	Hillier Parker	Prime (map)	Street level	Primary	Current	n/a	Point, 1990, 1995	Provides comparison with 5 nearby centres
Bury MBC	LA	Hillier Parker	Prime (map)	Street level	Primary	Current	n/a	Point, 1990, 1996	Provides comparison with 6 nearby centres
LB Richmond	LA	Goad/LPAC	Town centre (no map)	Street level	Primary	Current	n/a	Point, 1995, 1997	Provides national comparison (GOAD/LPAC)
Reading University	GOAD		13 sub-areas	Ground floor	Secondary	Current	10 yr. (claimed)	Point 1985, 1995	13 points in town index to strongest
Donaldsons/URBED	GOAD		Goad area	Not stated (ground floor?)	Secondary	Current	n/a	No	Provides comparisons with 7 other towns
Leeds City Council	GOAD		Goad area	Not stated (area & units)	Secondary	?	2 yrs (claimed)	Point, 1985, 91, 95	Provides national comparison (GOAD); LA comment on cost of purchase
Derbyshire CC	LA		Town centre (map)	% units	Primary	Current	Irregular intervals	5 points since 1979	Provides national and other towns in county comparisons
Knaresborough Chamber of Trade et al	Not stated		Town centre (not defined)	Not stated	?	?	?	?	Comparisons shown for four other towns/cities (but key omitted)
Cardiff County Council	LA		City Centre (no map)	% by Use Class	Primary?	Current	?	Yes - at least 1995/6	No comparisons
Healey & Baker	Consultant	GOAD/LA	Prime shopping frontage (Balham)/GOAD area (Clapham)	% street level	Primary & secondary	Current	n/a	Various points	Change over time discussed

**% vac
secondary**

LA/Consultant	Source		Area Definition	Data definition	Collection method	Currency	Frequency	Time series	Comment
Drivers Jonas/RTP	Drivers Jonas/RTP?		Not stated	Not stated	Primary?	Current	n/a	No	
Bury MBC	LA		Secondary (map)	Street level	Primary	Current	n/a	Point, 1990, 1995	
Bury MBC	LA	Hillier Parker	Secondary (map)	Street level	Primary	Current	n/a	Point, 1990, 1996	Provides comparison with 6 nearby centres
LB Richmond	LA		Secondary (no map)	Street level	Primary	Current	n/a	Point, 1995, 1997	Covers all Richmond centres
Reading University	GOAD		13 sub-areas	Ground floor	Secondary	Current	10 yr. (claimed)	Point 1985, 1995	13 points in town index to strongest
Healey & Baker	Consultant	GOAD/LA	Prime shopping frontage (Balham)/ GOAD area (Clapham)	% street level	Primary & secondary	Current	n/a	Various points	Change over time discussed

Diversity

LA/Consultant	Source		Area Definition	Data definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	DTZ	GOAD	Not stated		Secondary	n/a	n/a	Not stated	
DTZ	GOAD	Local Authority	Not stated	Counts & % floorspace, retail & leisure	Secondary	1-2 yrs old	n/a	Not stated	V. limited data; does not look at diversity WITHIN town centre.
Drivers Jonas/RTP	LA		Not stated	% f'space comparison, convenience,	LA	1 yr. old	?	Not stated	
Bury MBC	LA		Outlined on a map	Counts/% by Use Class	Primary	Current	n/a	No	
Bury MBC	LA		Outlined on a map	Counts/% by Use Class	Primary	Current	n/a	No	
LB Richmond	LA		Centre (no map)	% by Use Class	Primary	Current	n/a	No	Covers all Richmond centres
Reading University	GOAD		GOAD area	Comparison retail	Secondary	Current	10 yr. (claimed)	Point 1985, 1995	Change over time shown
Donaldsons	Consultant	GOAD	Not stated	Text description	Primary	Current	n/a	No	Retail mix included based on GOAD
Leeds City Council	LA	GOAD	Town centre (map)	Retail mix + counts of other uses (+	Primary + secondary	?	n/a	Some	
Derbyshire CC	LA		Town centre (map)	Retail + service mix	Primary	Current	Irregular intervals	5 points since 1979	From County Council floorspace surveys
Cardiff County Council	LA		Not shown	All Use Classes	Primary?	Current	?	Yes - at least 1995	Figures given for change over past year. Data also
Healey & Baker	LA	GOAD?	Town centre (no map)	% in A1/A3 Use Classes; description of other uses	Secondary	?	n/a	1994 & 1996	Change over time discussed

Retailer rep

LA/Consultant	Source		Area Definition	Data definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	GOAD		Not stated		secondary	n/a	n/a	Not stated	
DTZ	DTZ		Not stated						
Bury MBC	LA		Town centre (map)	Count multiples	Primary	Current	n/a	Point, 1990, 1995	
Bury MBC	LA		Town centre (map)	Count multiples	Primary	Current	n/a	Point, 1990, 1996	
LB Richmond	LA		Town centre	Count, chains with 10 or more units in A1 Use Class	Primary	Current	n/a	No	Collected for main centres in Richmond
Donaldsons	Consultant		Not stated	Desc./anecdote	Primary	Current	n/a	No	
Leeds City Council	LA	GOAD	Goad area (map)	No. mults, lg stores; description	Primary	?	?	No	
Derbyshire CC	LA		Town centre (map)	Listing by use	Primary	Current	Irregular intervals	5 points since 1979	
Knaresborough Chamber of Trade et al.	Not stated		Town centre (not defined)	No. retail multiples; no. charity shops	?	Date not shown	?	?	Comparisons shown for four other towns/cities (but key omitted)
Healey & Baker	Not stated		Town centre (no map)	List of multiples	?	?	n/a	No	

Retailer demand

LA/Consultant	Source		Area Definition	Definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	FOCUS	Local DTZ office		Not stated	Secondary + in-house	n/a	n/a	Not stated	
DTZ	FOCUS			Unfilled requirements	Secondary	6 months old	n/a	Qualitative comment	Provides comparison with 10 other towns
Drivers Jonas/RTP	Local agents	Drivers Jonas/RTP		Operators seeking representation	Primary	Current	n/a	No	
Bury MBC	LA			Existing retailer confidence	Primary (business survey)	Current	n/a	Point, 1990, 1995	
Bury MBC	LA			Existing retailer confidence	Primary (business survey)	Current	n/a	Point, 1990, 1996	
Donaldsons	Consultant	Local agents	Not stated	Desc./anecdote	Primary	Current	n/a	No	
Leeds City Council	LA		Prime	One line description/assertion	Primary	Current	n/a	No	
Cardiff County Council	LA			Change in occupancy, last year	Primary	Current	?	Yes - at least 1995/6	Presents data on types of flow - e.g. Vacant-to-occupied; Occupied-to-vacant etc
Healey & Baker	Consultant?		Town centre (no map)	List of known requirements	In-house?	Current	n/a	No	

Physical structure

LA/Consultant	Source			Definition	Collection method	Currency	Frequency	Time series	Comment
Bury MBC	LA			Customer likes/dislikes re. physical structure	Primary (customer survey)	Current	n/a	n/a	
Bury MBC	LA			Customer likes/dislikes re. physical structure	Primary (customer survey)	Current	n/a	n/a	
Derbyshire CC	LA			Investment in town - description	Primary	Current	n/a	n/a	

Retail rents

LA/Consultant	Source	Source2	Source3	Definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	DTZ	IPD	VO	Not stated	In-house + secondary	n/a	n/a	Yes	
DTZ	DTZ	PMA	Property Intelligence	Prime ZA	In-house + secondary	Report date	n/a	whole period 1988-97;no individual years shown	Comparisons with 10 other towns shown
Drivers Jonas/RTP	Drivers Jonas			Prime ZA	In-house	Current	n/a	?	Comparisons with 4 other centres
Bury MBC	LA	DV		Prime ZA	Primary	Current	n/a	No	Comparisons with 3 nearby centres
Bury MBC	LA	DV		Prime ZA	Primary	Current	n/a	No	Comparisons with 4 nearby centres
LB Richmond	CEL	Local agents		Prime ZA	Secondary + primary	Current	Annual	1987-97	Comparisons with 5 W London centres
Reading University	Focus	Local agents	Hillier Parker	Prime & secondary ZA	Secondary	Current	n/a	Point. mid80s, early90s, 1995/6	
Donaldsons	Local agents			Prime & secondary ZA	Primary	Current	n/a	No	
Leeds City Council	LA			Prime & secondary ZA	Primary	Current	n/a	No	
Derbyshire CC	CEL	LA		Prime & secondary ZA	Secondary + primary	Current	Annual	1987-97	
Knaresborough Chamber of Trade et al	Not stated			Zone A (area not stated)	Not stated	Date not shown	?	?	Comparisons shown for four other towns/cities (but key omitted)
Cardiff County Council	Not stated			Prime & secondary (ZA?)	Not stated	Current	6 monthly	Oct94-Oct96	Comparisons with nearby centres
Healey & Baker	Consultant	LA		Prime ZA	In-house + secondary	Current	Not stated	Points - 1991, 1996	Discursive comparisons of performance of other centres; not all available time series data shown

Access

LA/Consultant	Source			Definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	Bus/rail timetables			Not stated	secondary	n/a	n/a	Not stated	
Drivers Jonas/RTP	?			Car, parking, public transport, pedestrians	Primary	Current	n/a	Not stated	
Bury MBC	LA			Convenience of access by a choice of modes	Primary	Current	n/a	Not stated	
Bury MBC	LA			Convenience of access by a choice of modes	Primary	Current	n/a	Not stated	
LB Richmond	LA			No./frequency of public transport; car spaces/cost	Primary + secondary	Current	n/a	Not stated	
Crewe & Nantwich CoC	Chamber of Commerce			Perceptions of car parking	Primary (street survey)	Current	n/a	Not stated	Sample size 79 (? business + consumer)
Reading University	Consultant	Southern Tourist Board		Perception of car access	Primary	Current	n/a	No	Derived from customer + visitor surveys
Bury MBC	LA			Convenience of access by a choice of modes	Primary	Current	n/a	Not stated	
LB Richmond	LA			No./frequency of public transport; car spaces/cost	Primary + secondary	Current	n/a	Not stated	
Crewe & Nantwich CoC	Chamber of Commerce			Perceptions of car parking	Primary (street survey)	Current	n/a	Not stated	Sample size 79 (? business + consumer)
Reading University	Consultant	Southern Tourist Board		Perception of car access	Primary	Current	n/a	No	Derived from customer + visitor surveys
Donaldsons	Consultant	LA		No. car spaces/description of road/bus etc	Primary + LA	Current/1 yr. (CP)	n/a	No	
Healey & Baker	Consultant	LPAC		General description	Primary + secondary	Current	n/a	No	

Customer views

LA/Consultant	Source			Definition	Collection method	Currency	Frequency	Time series	Sample size
DTZ General	R & M	Gallup		Not stated	Primary research	n/a	n/a	Not stated	
DTZ	DTZ								700
Drivers Jonas/RTP	Research & Marketing			Household + street	Primary research	Current	n/a	n/a	700 household + 200 street
Bury MBC	LA			Street + business	Primary	Current	n/a	n/a	50 customers/12 businesses
Bury MBC	LA			Street + business	Primary	Current	n/a	n/a	50 customers/5 business
LB Richmond	LA			Household	Primary	Current	n/a	n/a	Not stated
Crewe & Nantwich CoC	Chamber of Commerce			Not stated (street & business?)	Primary	Current	n/a	Not stated	Sample size 79 (? business + consumer)
Reading University	Consultant	Southern Tourist Board		Visitor + household	Primary + secondary	Current	n/a	No	500 household + Tourist Board survey
Knaresborough Chamber of Trade et al	LA			Street	Primary	1.5 yrs old	n/a	No	Sample size 200
Cardiff County Council	Commissioned survey			Shoppers - street	Primary	2 years old	n/a	No	Not stated
Healey & Baker	Client (Tesco)			Household	Primary	?	n/a	No	Not stated

Safety/crime

LA/Consultant	Source		Area definition	Data Definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	Police			Not stated	Secondary	n/a	n/a	Not stated	
LB Richmond	Police	LA survey	Police division	Recorded crime + perception of crime	Secondary + primary	6 months old	6 monthly	1995-1997	
Crewe & Nantwich CoC	Chamber of Commerce			Perceptions of crime	Primary	Current	n/a	Not stated	Sample size 79 (? business + consumer)
Reading University	Consultant	Southern Tourist Board	Not stated	Perception of crime	Primary + secondary	Current	n/a	No	Derived from customer + visitor surveys
Leeds City Council	Police			Anecdotal	Secondary	Current	n/a	Not stated	
Walsall BC	LA			As in "About Town"	Primary	Current	n/a	No	
Knaresborough Chamber of Trade et al	Police		Town Centre (not defined)	Reported crime for first 8 months of 1996	Secondary	4 months old	n/a	Not stated	

Environment

LA/Consultant	Source		Area definition	Data Definition	Collection method	Currency	Frequency	Time series	Comment
DTZ General	Not stated			Not stated	Not stated	n/a	n/a	Not stated	
Drivers Jonas/RTP	Consultant		Town centre	Descriptive by consultant	Site audit?	Current	n/a	n/a	
LB Richmond	LA		Not stated	LA 7 point scores on 12 dimensions	Primary	Current	n/a	No	
Reading University	Consultant	Southern Tourist Board	Not stated	Visitor perceptions on various dimensions	Primary + secondary	Current	n/a	No	Derived from customer + visitor surveys
Donaldsons	Consultant		Town centre	First 3As on 3-point score audit	Primary	Current	n/a	No	
Leeds City Council	LA		Town centre (map)	Maps + text description	Primary	Current	n/a	No	
Walsall BC	LA			As in "About Town"	Primary	Current	n/a	No	
Knaresborough Chamber of Trade et al	LA		Town Centre (not defined)	Description of key features	Primary?	Current	n/a	No	

Note: Report 8 included this indicator but provided insufficient detail for inclusion above

Other	LA/Consultant	Source			Definition	Collection method	Currency	Frequency	Time series	Comment
Retail floorspace capacity	Drivers Jonas/RTP	Drivers Jonas/RTP			?	HH survey + ?	Current	n/a	n/a	Whose spending estimates?
Competing current & future development	Bury MBC	LA			Named schemes	Primary	Current	n/a	n/a	
Leisure & cultural	LB Richmond	LA			Listing	Primary	Current	n/a	No	
Land capacity	Donaldsons	Consultant			Audit of sites	Primary	Current	n/a	No	Entirely descriptive
Change in floorspace X use	Donaldsons	GOAD			% chg in floorspace by GOAD uses	Secondary	2 yrs old	n/a	Point 86, 90, 94	
Employment	Leeds City Council	DfEE		Town centre (wards?)	Employment by use, ACE 1993	Secondary	?	As Census of Employment	Not shown	
Total floorspace	Knaresborough Chamber of Trade et al	LA		Town Centre (not defined)	Floorspace type not defined	?	Date not shown	n/a	?	Comparisons shown for 4 towns/cities (but key omitted)
Investment and development opportunities	Cardiff County Council	LA		City centre	UC/PPG/briefs	In-house?	Current	?	Probably	Includes all Use Classes