



GLASGOW CITY CENTRE ECONOMIC HEALTH CHECK October 2016

Welcome to the sixteenth edition of Glasgow city centre's Economic Health Check: a progress report on how the city centre is performing against a range of indicators. This edition, produced by the City Centre Regeneration Team within GCC's Development and Regeneration Services, covers the period January – June 2016 (unless otherwise stated).

What is the Health Check?

The objective of the Health Check is to track the impact of economic activity on the city centre, and to provide a baseline from which future performance can be benchmarked.

Trends

The table below provides at-a-glance colour coded trend indicators.

Colour codes as follows: ● improvement ● relative stability ● decline

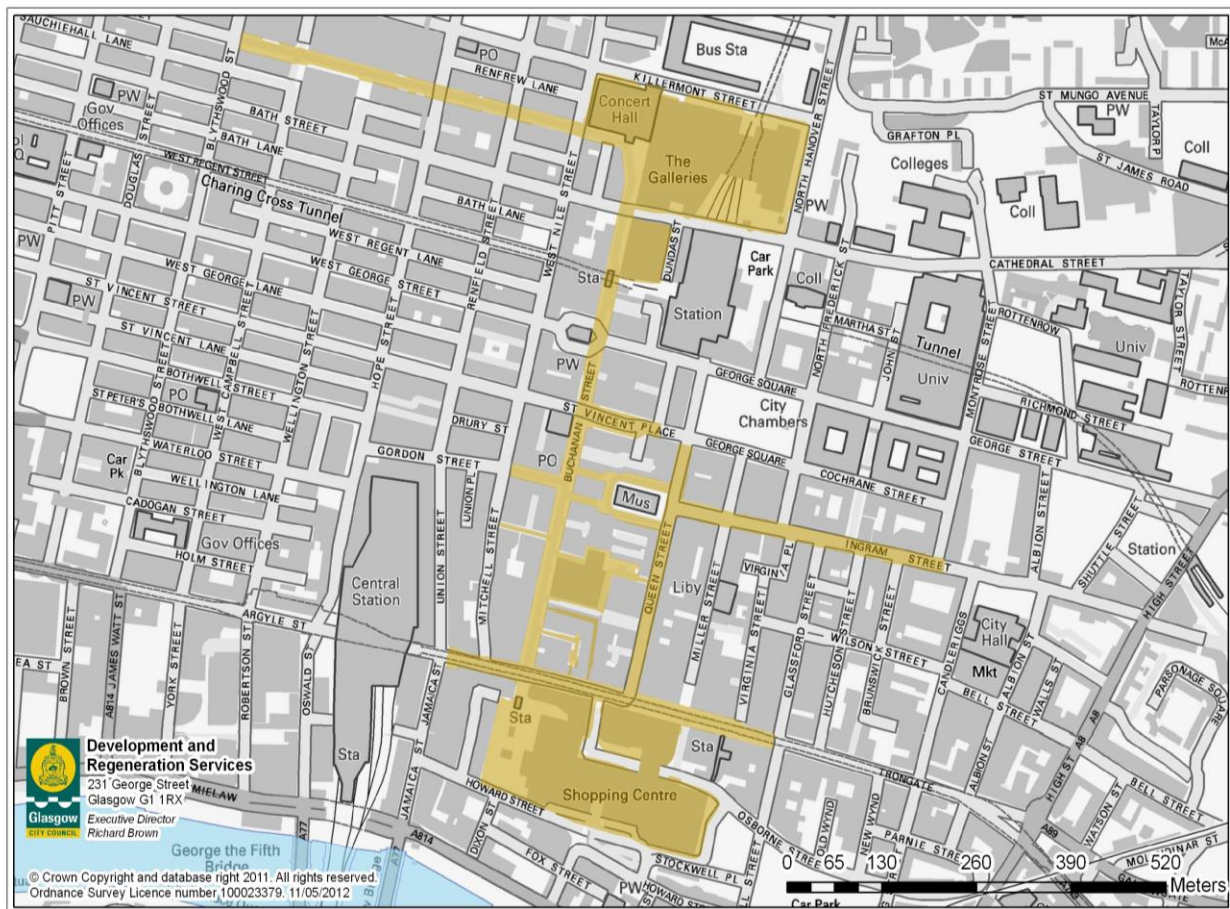
Indicator	Trend	Comment
Footfall	●	Average headline/overall footfall is stable against last year's figures. Night Zone footfall has decreased.
Vacant units	●	Average vacancy rates have increased.
Cleanliness	-	There has been no update to the previous KSB city centre audit.
Planning & Development	●	Application rates continue to show upward trends – retail rates hit highest levels
Tourism	●	Hotel occupancy rates and airport passenger levels rates continue to hit record highs

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Style Mile: Background and Area Map

The “Style Mile” relates to the square mile in the heart of Glasgow’s city centre and is the principal retail area containing many unique independent designer and flagship stores for British and international retailers. A map, retail guide and iphone app, (which provides up to the minute details on current promotional offers) can all be downloaded by visiting www.glasgowstylemile.com.

The Style Mile is a public-private partnership initiative to promote, protect and enhance Glasgow’s city centre retail offering and capitalise on the city’s ranking as the UK’s top retail destination outside London’s West End.



Harper Dennis Hobbs¹ have ranked the top 50 British retail centres by the total retail spend attracted to each centre. The Retail Spend Potential is calculated based on the supply and demand characteristics of each centre. Glasgow are currently ranked in second place.

1. London West End	£8,470,734,807	6. Liverpool	£3,029,719,219
2. Glasgow	£4,187,229,307	7. Nottingham	£2,931,531,767
3. Birmingham	£3,523,573,409	8. Cardiff	£2,746,380,212
4. Manchester	£3,424,696,667	9. Newcastle Upon Tyne	£2,739,903,521
5. Leeds	£3,062,899,974	10. Leicester	£2,334,503,122

Callcredit describe their RetailVision² report as the UK's most comprehensive retail dataset. It ranks the top 50 retail centres by revenue – Glasgow currently shows in 4th place (based on annual revenue (£m)).

1. Oxford Street	£1,434	6. Liverpool	£705
2. Manchester	£910	7. Westfield Stratford	£648
3. Birmingham	£849	8. Leeds	£628
4. Glasgow	£813	9. Edinburgh	£622
5. Knightsbridge	£710	10. Leicester	£619

The most recent Experian report³ (ranking the UK's top retail centres based on comparison spend (£m)) continues to show Glasgow in second place.

1. London West End	£4,465	6. Leeds - Central	£1,447
2. Glasgow	£1,939	7. Westfield Stratford	£1,371
3. Birmingham - Central	£1,561	8. Edinburgh – Princes Street	£1,325
4. Manchester - Central	£1,549	9. Nottingham - Central	£1,261
5. Liverpool - Central	£1,540	10. Bristol - Broadmead	£1,197

Javelin Group is described as Europe's leading specialist retail and ecommerce consultancy and work with many of the regions largest retailers and distributors including most of the UK's top 20 retailers. Their VENUESCORE Report 2015-16⁴ evaluates locations in terms of their provision of multiple retailers. A score is attached to each operator which reflects their overall impact on shopping patterns. The resulting aggregate scores are then ranked. The top ten scores are shown below. Whilst London's West End ranks far higher than any other location (with 1,614 points), the VENUESCORE report considers it comprised of a number of separate (albeit interlinked) retail venues. As a result, Glasgow currently ranks in first place.

1. Glasgow	807	6. Nottingham	520
2. Manchester	766	7. Brighton	517
3. Birmingham	686	8. Edinburgh	514
4. Leeds	642	9. Cardiff	512
5. Liverpool	551	10. Aberdeen	464

¹ Harper Dennis Hobbs Retail Centre Reports 2014

² Callcredit RetailVision 2014 Annual Report

³ <http://www.experian.co.uk/marketing-services/news-retailscape-uk-retail-centres-best-placed-to-thrive.html>

⁴ Javelin Group VENUESCORE 2015-16

1. FOOTFALL

1.1 Style Mile Footfall

The Style Mile footfall monitor is based on Springboard's Customer Counting and Measurement system that registers footfall at designated counters located throughout the Style Mile. These four core counters are positioned at the following locations:

Buchanan Street at Buchanan Galleries
Buchanan Street at Kiehl's

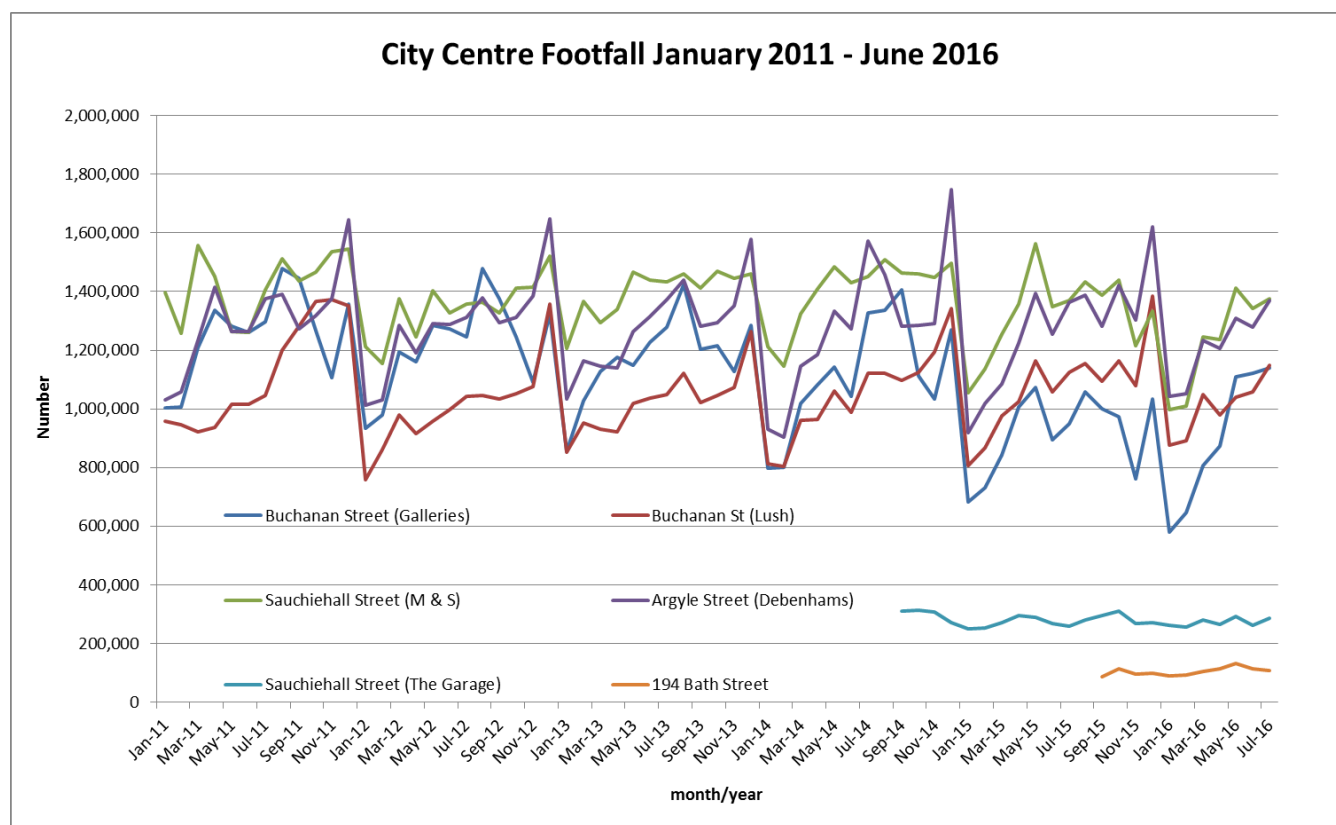
Argyle Street at Debenhams
Sauchiehall Street at Marks and Spencer

Additional counters have also been installed adjacent to the Garage nightclub at the western end of Sauchiehall Street, and at 194 Bath Street.

Table 1a⁵ below shows data collated from these counters from January 2011 – June 2016. Springboard counters record footfall over each 24-hour period and register both day and night time economy.

Total footfall recorded across all counters for the period of January to June 2016 fell by -1.30% when compared against the same period in 2015. Argyle Street precinct (at Debenham's) saw an increase in footfall of 3.25% during the same comparison period.

Table 1a



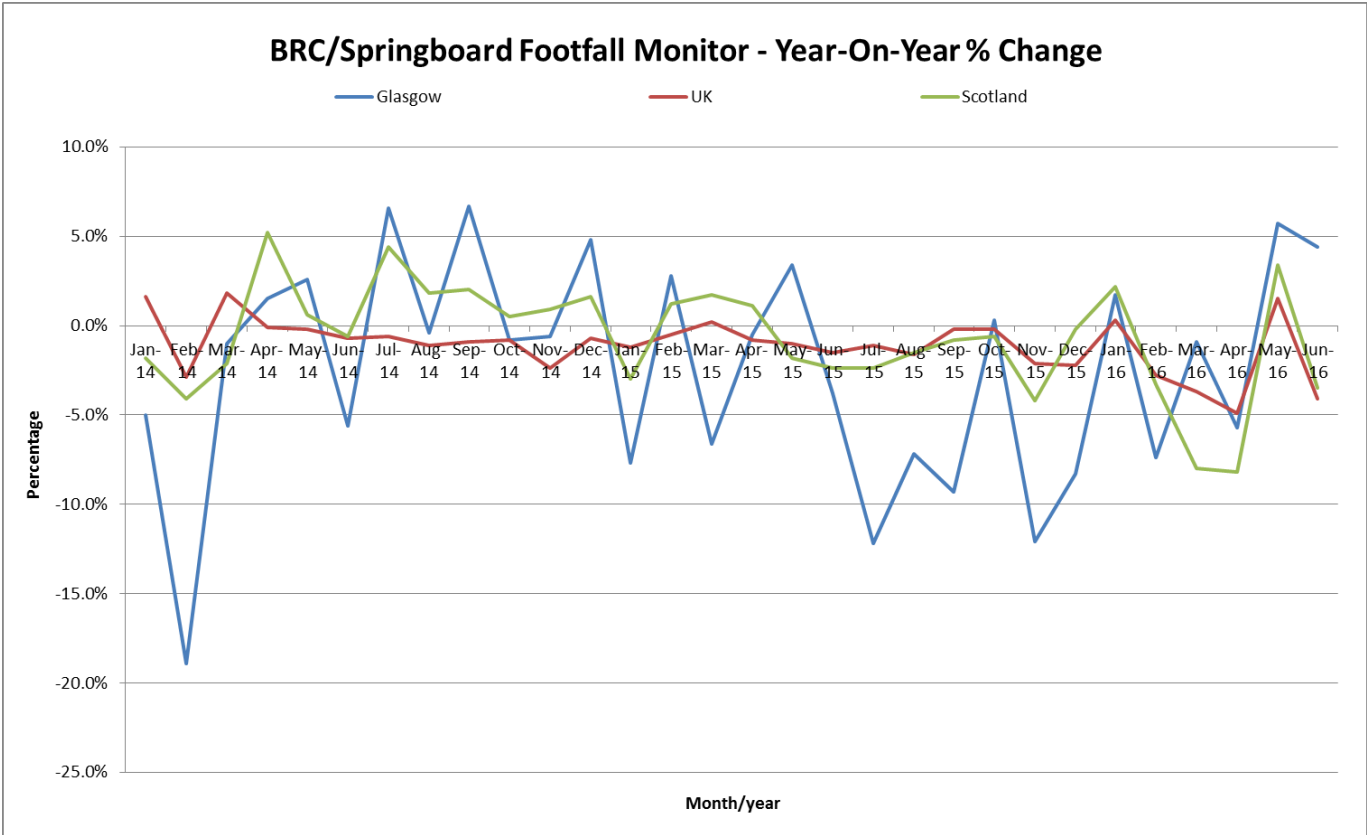
⁵ Springboard, August 2016

The British Retail Consortium (BRC) / Springboard Retail Footfall Monitor gathers data on customer activity in town and city centre locations, and in out of town shopping locations, throughout the UK using the latest generation automated technology. The Monitor records over 60 million footfall counts per week at over 600 counting locations across 227 different shopping sites in 142 towns and cities across England, Northern Ireland, Scotland and Wales. The Monitor covers the main centres in each nation/region and a representative sample of secondary and smaller town centres.

The Monitor provides the only available broad-based measures of the footfall performance of town centres and out of town shopping locations in the UK.

Table 1b⁶ illustrates the year-on-year change in Glasgow's footfall figures as compared against national comparator data drawn from the BRC/Springboard Retail Footfall Monitor from January 2014 to June 2016.

Table 1b



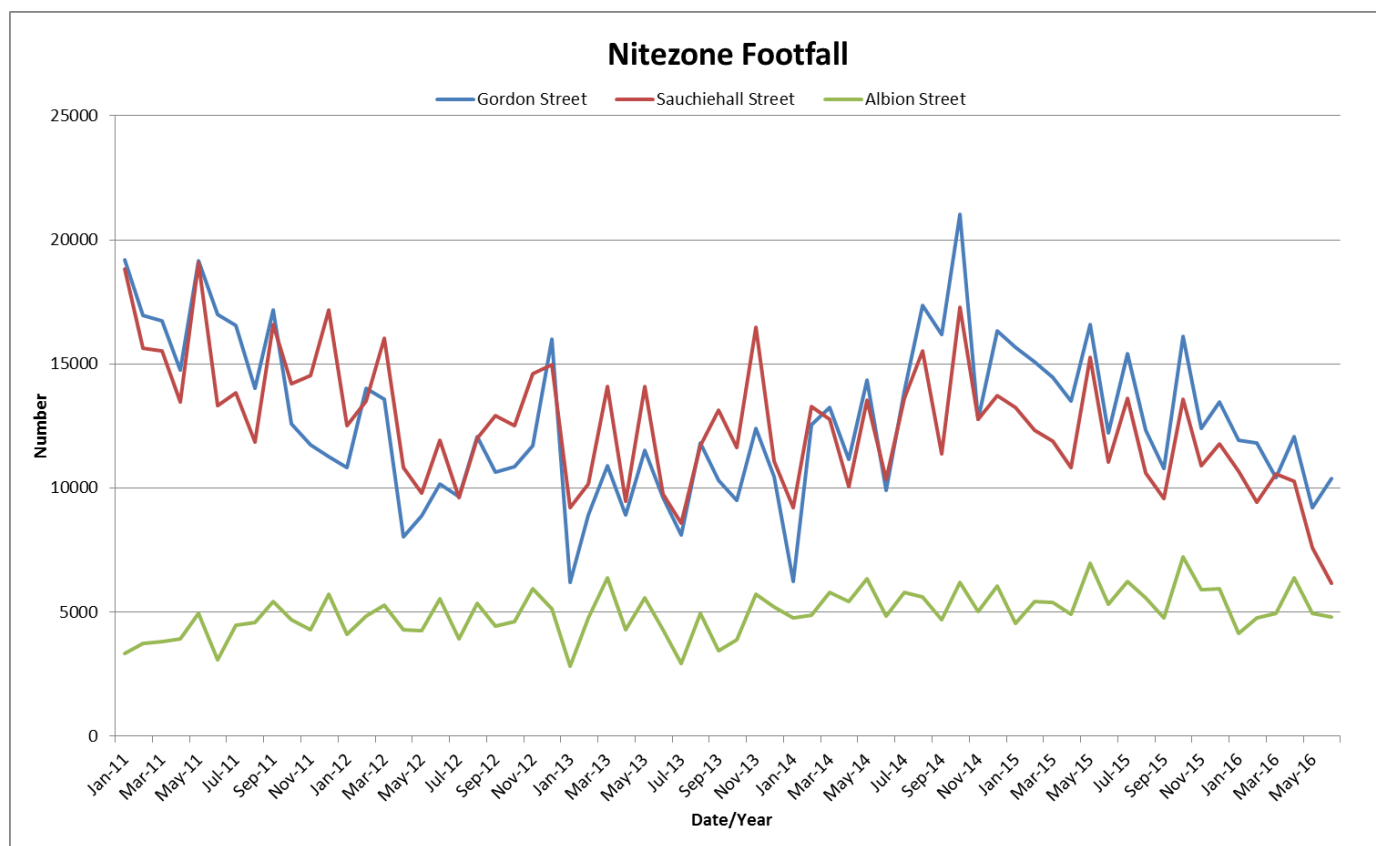
⁶ BRC/Springboard Footfall & Vacancies Monitor, September 2016

Nitezone footfall

Table 1c⁷ illustrates comparative Nitezone footfall figures from January 2011 – June 2016. These figures (relating to locations at Gordon Street, Sauchiehall Street, and Albion Street) are collated by taxi marshals who are present at the designated taxi pick up points between 10pm and 5am every Friday and Saturday night. They ensure the efficient, safe exit out of the city for users of the night time economy.

Average footfall figures recorded in Gordon Street and Sauchiehall Street appear to have stabilised since mid-2012. Albion Street figures have remained stable throughout. The total Nitezone footfall recorded over all three city centre precincts during the reporting period of January – June 2016 showed a change of -22.69% when compared to those recorded over the same reporting period in 2015.

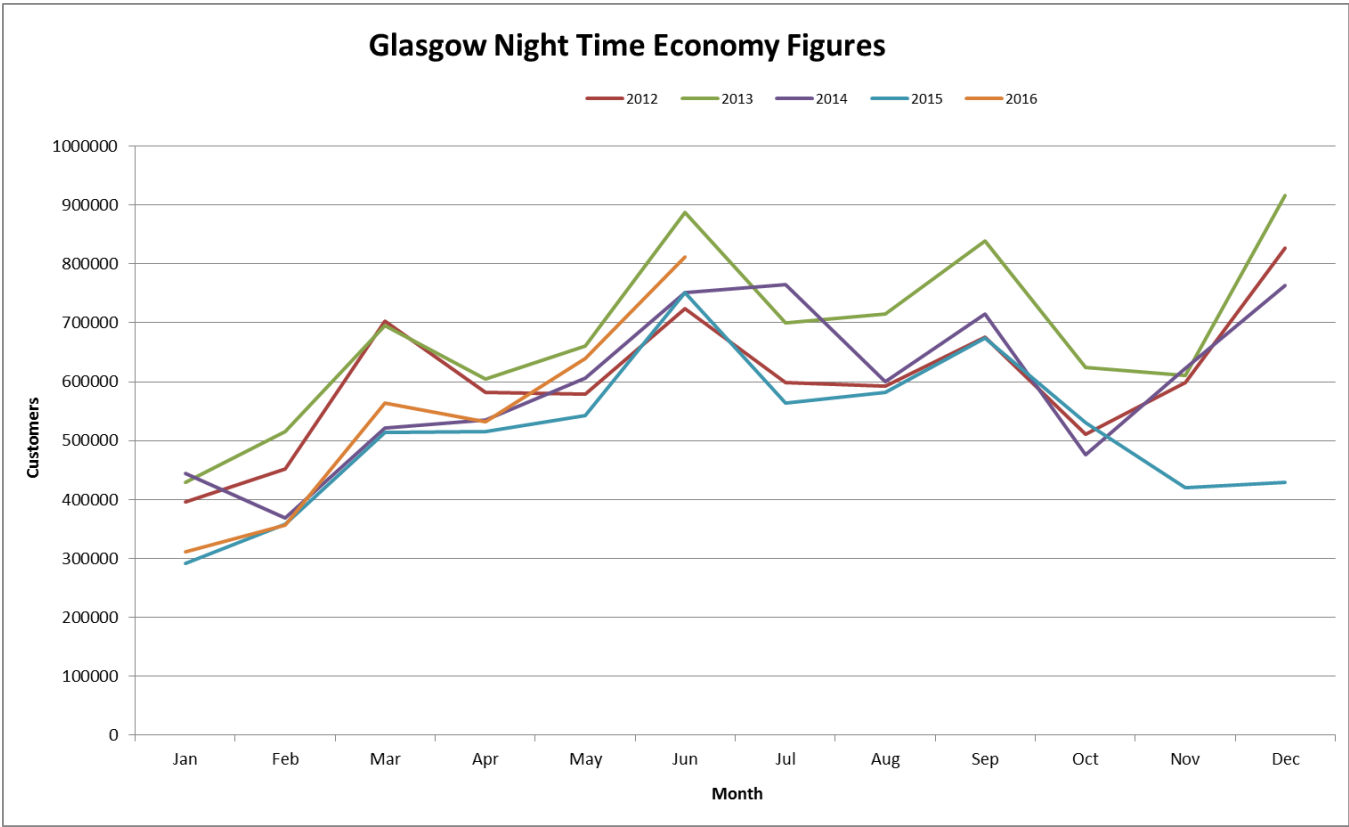
Table 1c



⁷ CSG, August 2016

Table 1d⁸ shows the footfall recorded by the core Style Mile counters during the hours of 6pm – 4am. This is the retail period usually referred to as the Night Time Economy. These figures were recorded within Glasgow Style Mile from January 2012 to June 2016.

Table 1d



⁸ Springboard, August 2016

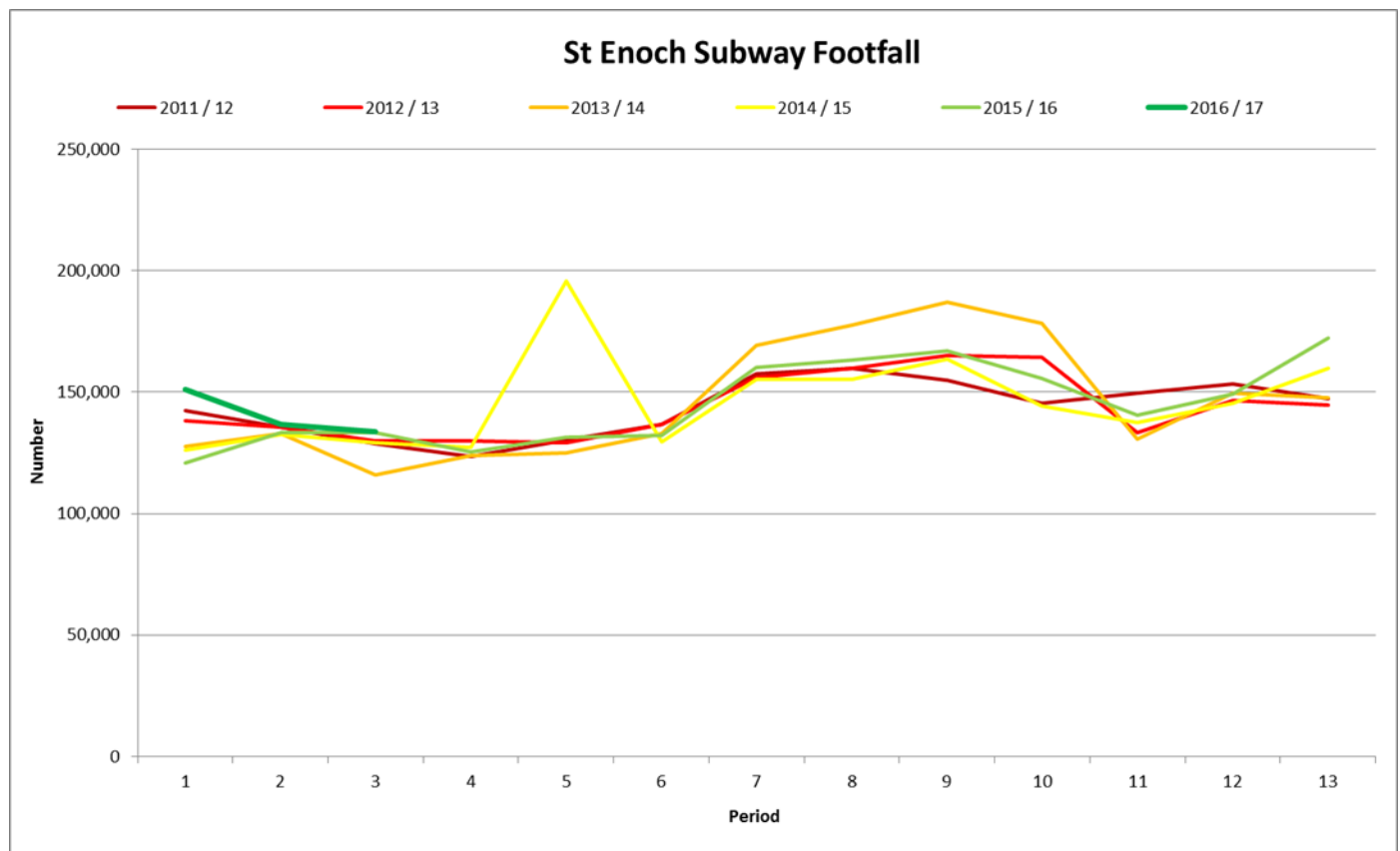
1.2 SPT Footfall

Subway Footfall

SPT have thirteen reporting periods in which they collate Subway footfall data based on numbers boarding (going through the barrier). These periods are based along financial accounting periods. For example, period 1 for 2016/17 in the graph below represents the 4 weekly period ending 30 April 2016.

Table 1e⁹ shows the footfall recorded for each reporting period from 2011/12 onwards. This edition of the Healthcheck looks at data collected from reporting period 11 in 2015/16 to reporting period 3 in 2016/17. A comparison of this data with the same data collected 12 months previously shows an increase of 6.45% in total footfall figures.

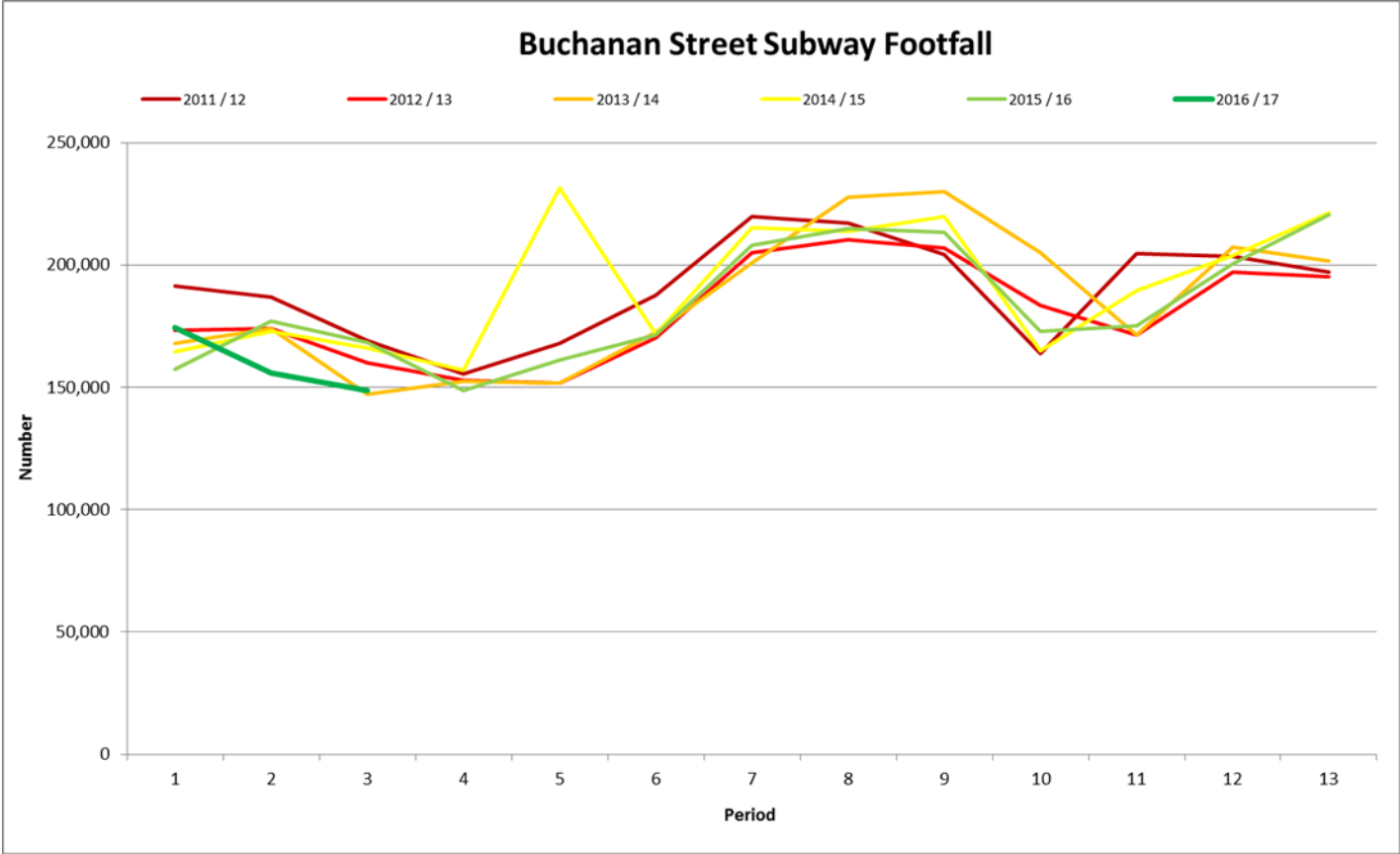
Table 1e



⁹ SPT, October 2016

Table 1f¹⁰ shows that Buchanan Street Subway station records a higher footfall than St Enoch Subway station. This edition of the Healthcheck looks at data collected from reporting period 11 in 2015/16 to reporting period 3 in 2016/17. A comparison of this data with the same data collected 12 months previously shows a change of -3.78% in total footfall figures.

Table 1f

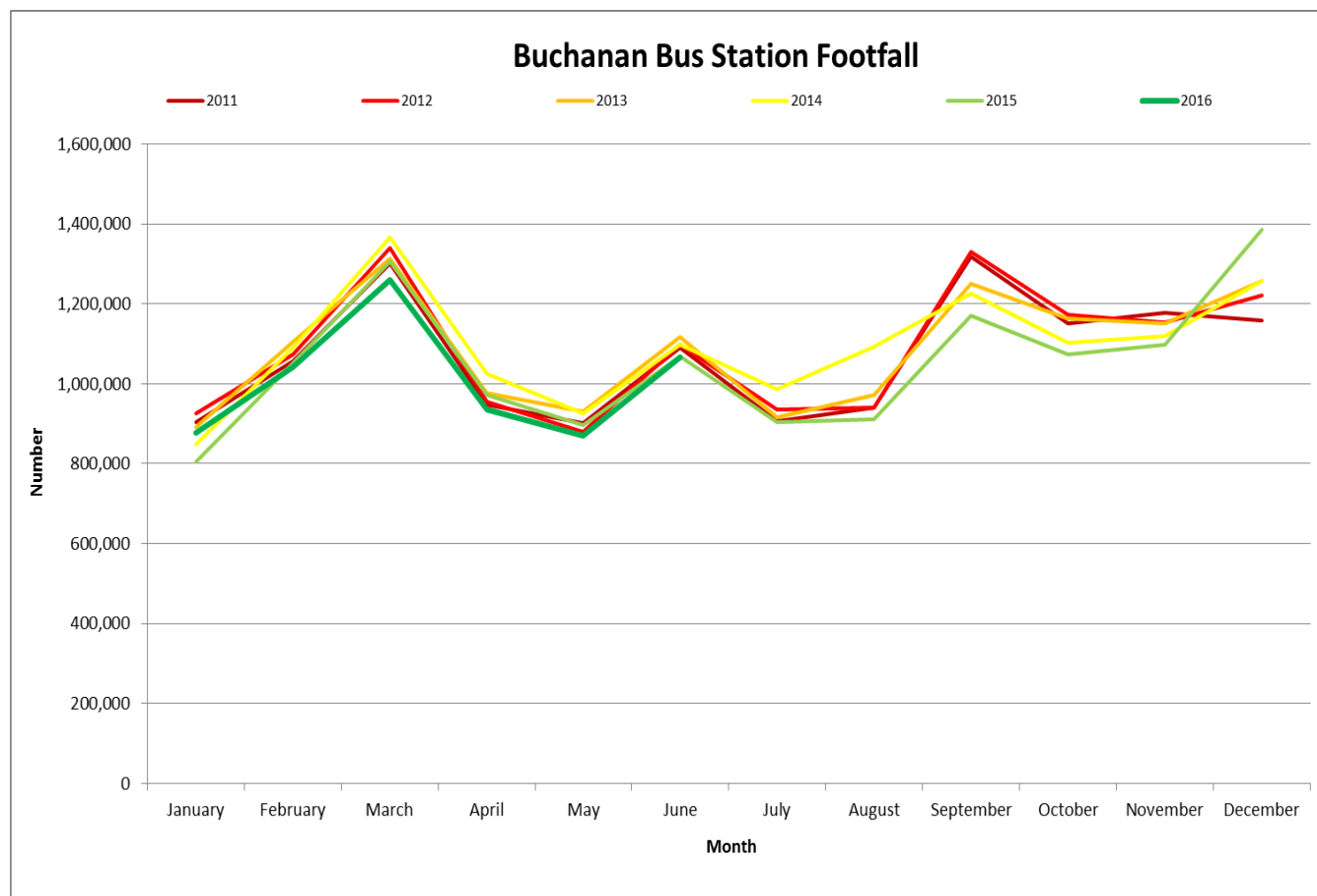


¹⁰ Ibid

Bus Station Footfall

Table 1g¹¹ illustrates the footfall at Buchanan Bus Station. Total footfall recorded at this location between January and June 2016 showed a change of -0.83% against the figures recorded over the same period in 2015.

Table 1g

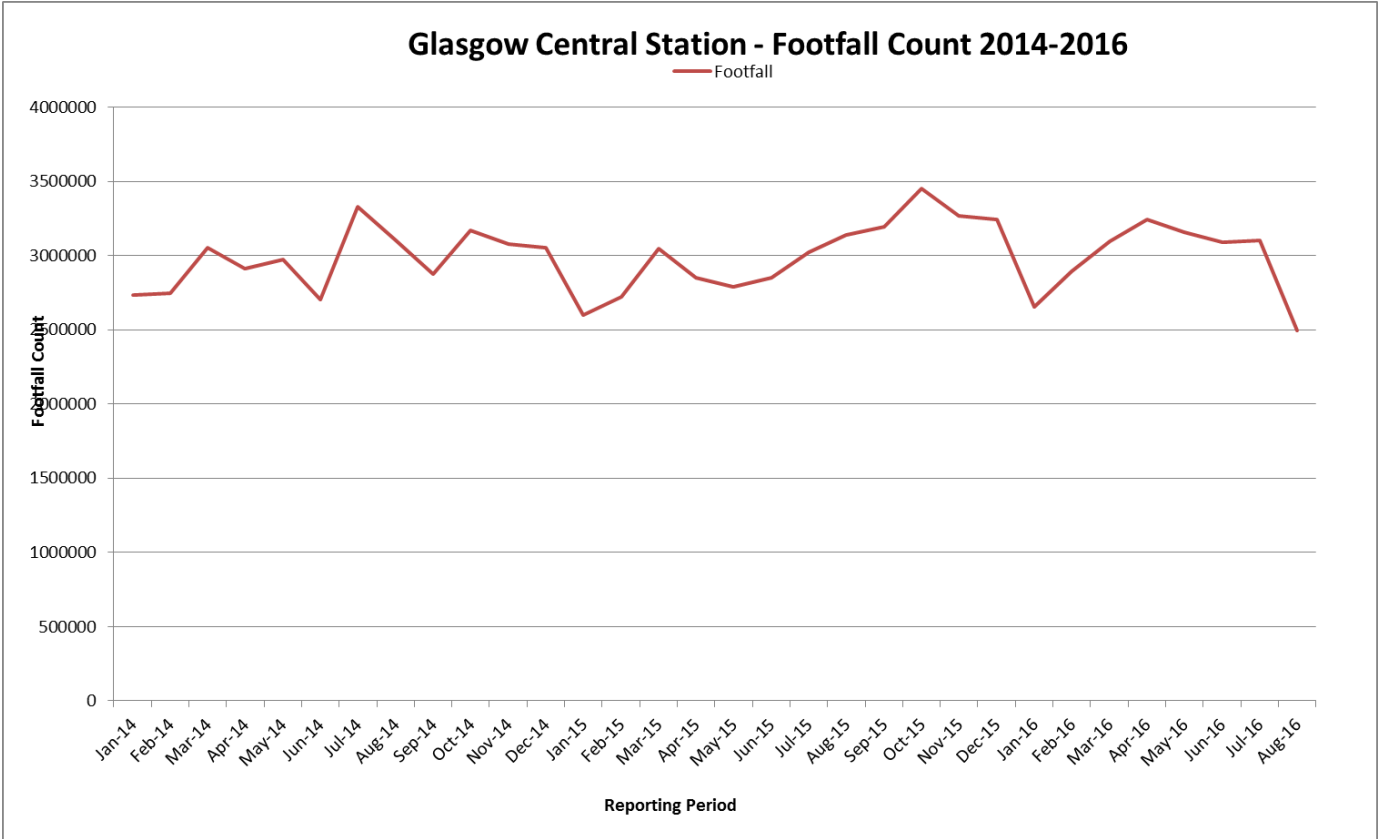


¹¹ *Ibid*

Train Station Footfall

Table 1h¹² illustrates the footfall count recorded by Network Rail at Glasgow Central Train Station. Total annual footfall figures recorded from January to June 2016 showed an increase of 7.58% against the figures recorded during the same reporting period in 2015.

Table 1h

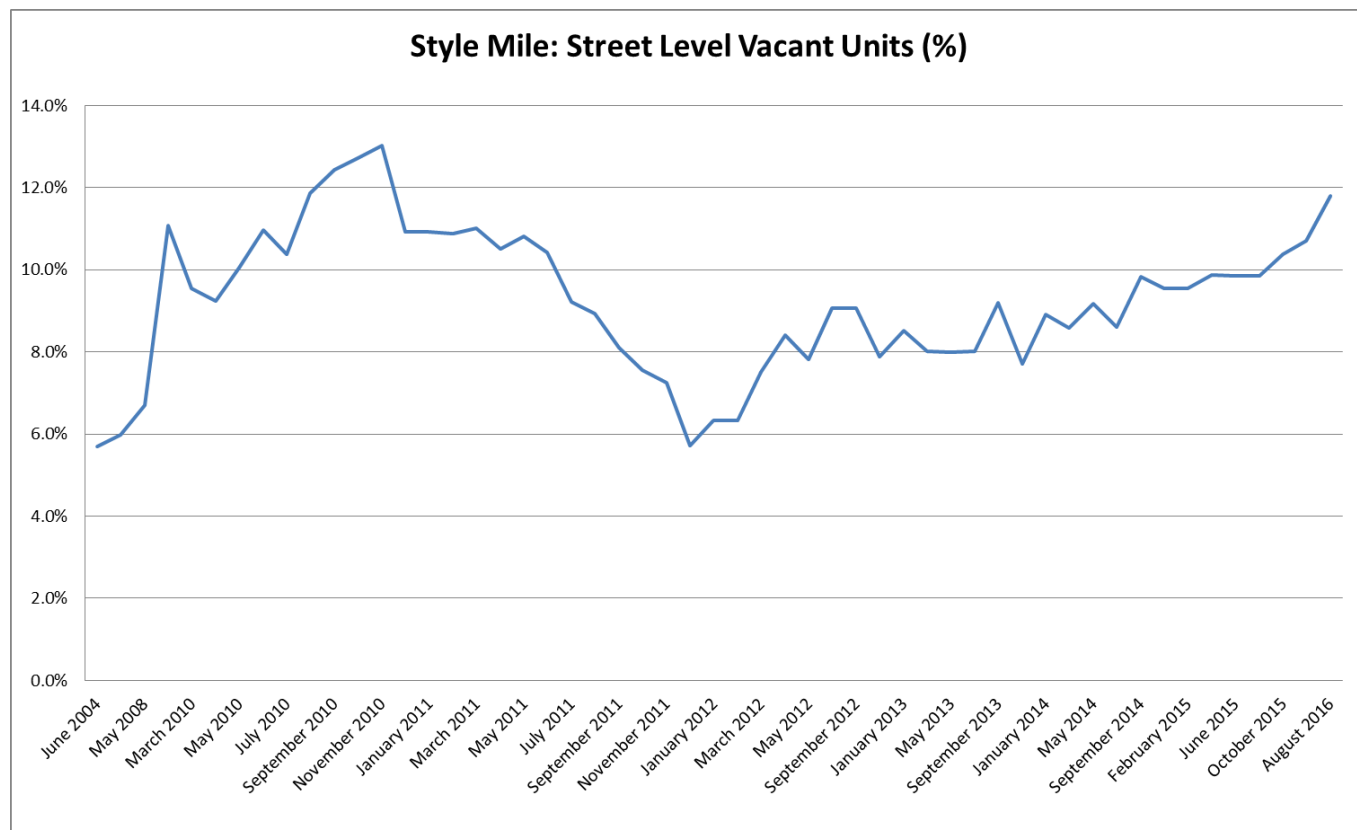


¹² Network Rail, September 2016

2. VACANT UNITS (STYLE MILE)

Table 2a¹³ illustrates the city centre's ground floor vacant unit trend since June 2004. The Glasgow data is a record of the number of vacant units at street level and includes Class 1 (shops), Class 2 (financial, professional and other services – e.g. banks, Class 3 (food and drink – e.g. cafes and restaurants) and *Sui Generis* (not in any “use class” e.g. pub or hot food takeaways). It does not include vacant units within shopping centres. The vacancy rate is defined as the percentage of the ground floor units in the town centre that are vacant, and a vacant unit is regarded as one which is not trading at the time of the survey (whether or not it is let).

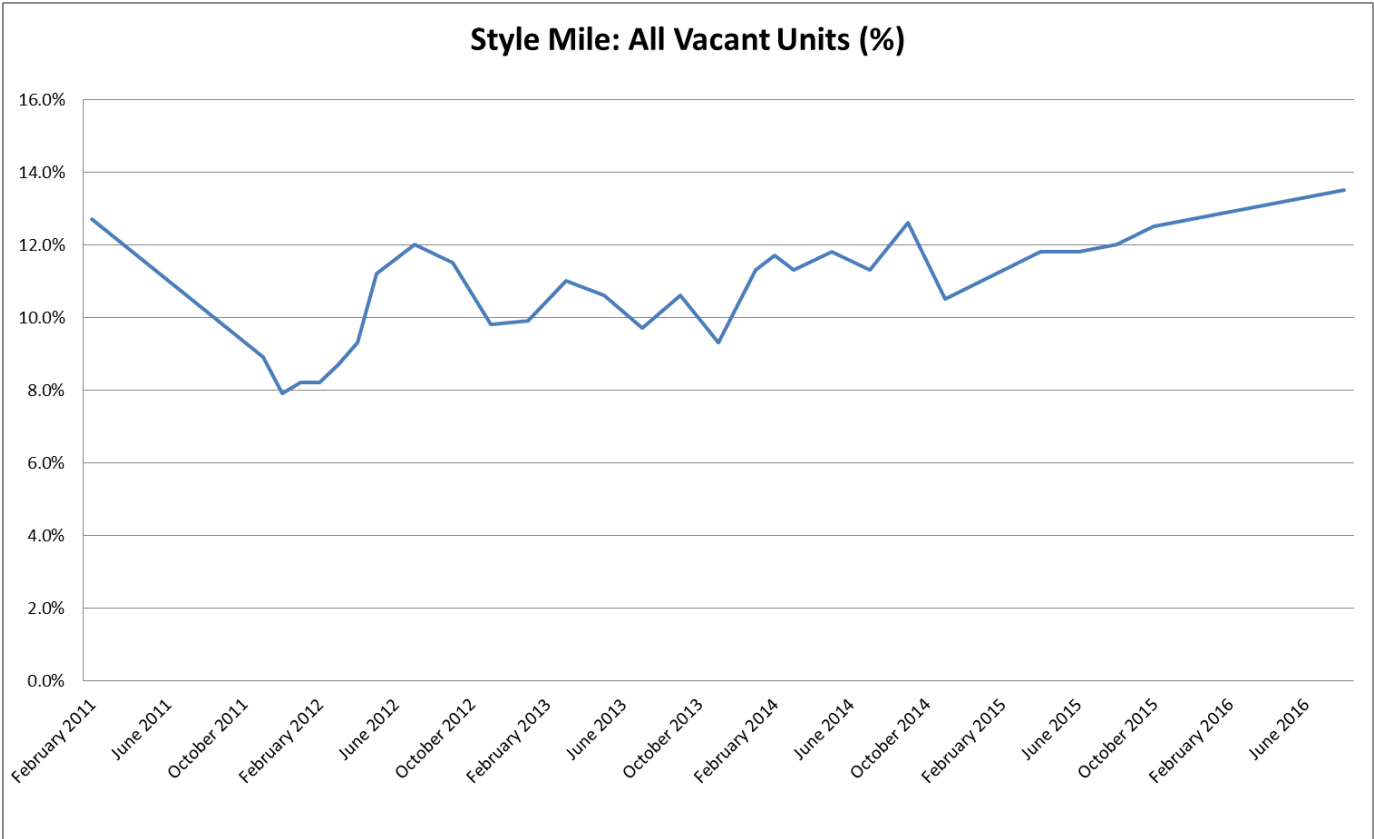
Table 2a



¹³ GCC, September 2016

Table 2b¹⁴ shows vacancy rates for the Style Mile including shopping centres as recorded at various points from February 2012 to August 2015. As a result, these rates are greater than that of ground floor only vacancy rates recorded in the Style Mile.

Table 2b



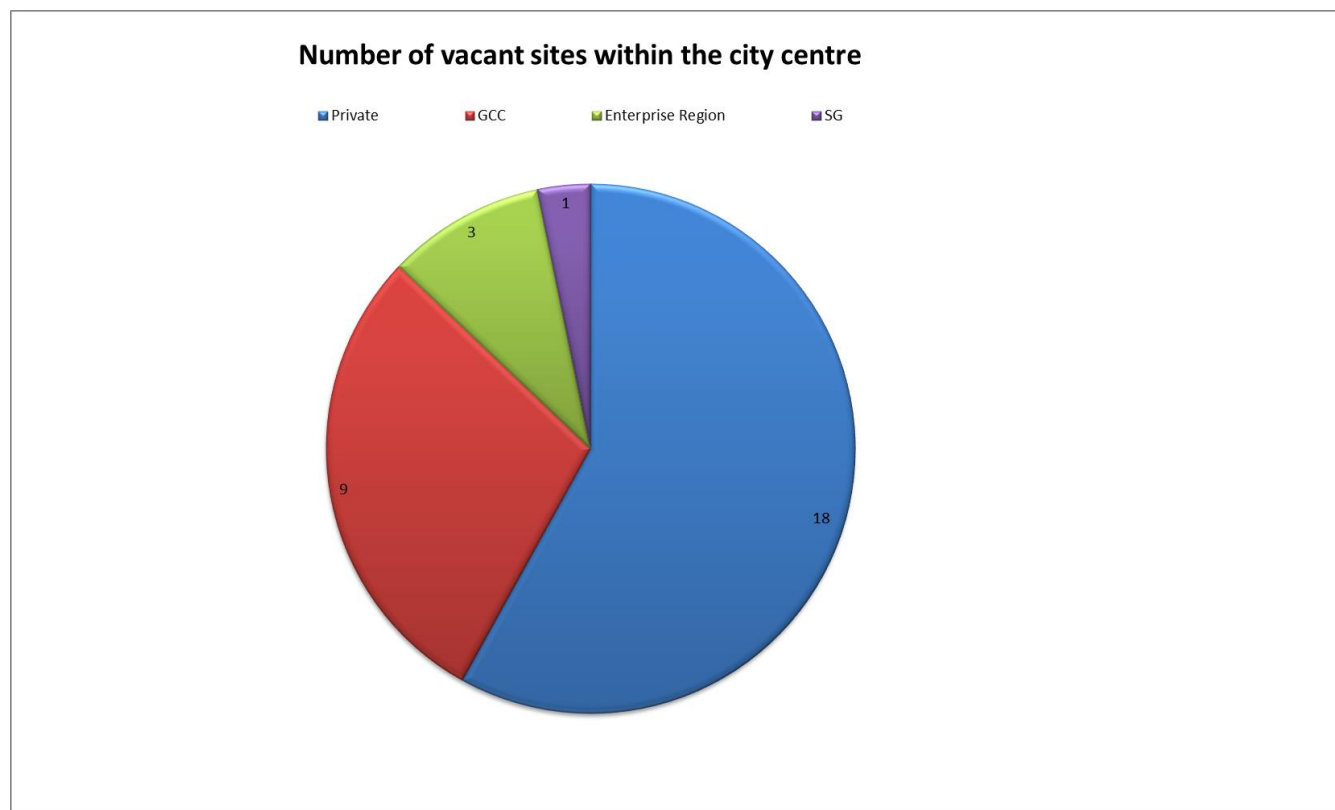
¹⁴ *Ibid*

3. VACANT SITES (CITY CENTRE)

Within the city centre area bounded by the M8, High Street and the River Clyde there are 31 sites comprising approximately 10.78 hectares of vacant / derelict land. **Table 3a**¹⁵ provides a breakdown of the ownership of these sites by number.

As indicated, the majority of sites are privately owned. Their potential land use is varied from residential to office, retail, civic and mixed use. The majority of sites appear to have had planning consents granted or are in the process of undertaking pre-application work. A number of sites have a temporary use, predominantly car parking, and various others have been temporarily landscaped. Development on these sites can be slow because of the nature, scale and complexity of vacant sites, as well as the impact of the global economic environment.

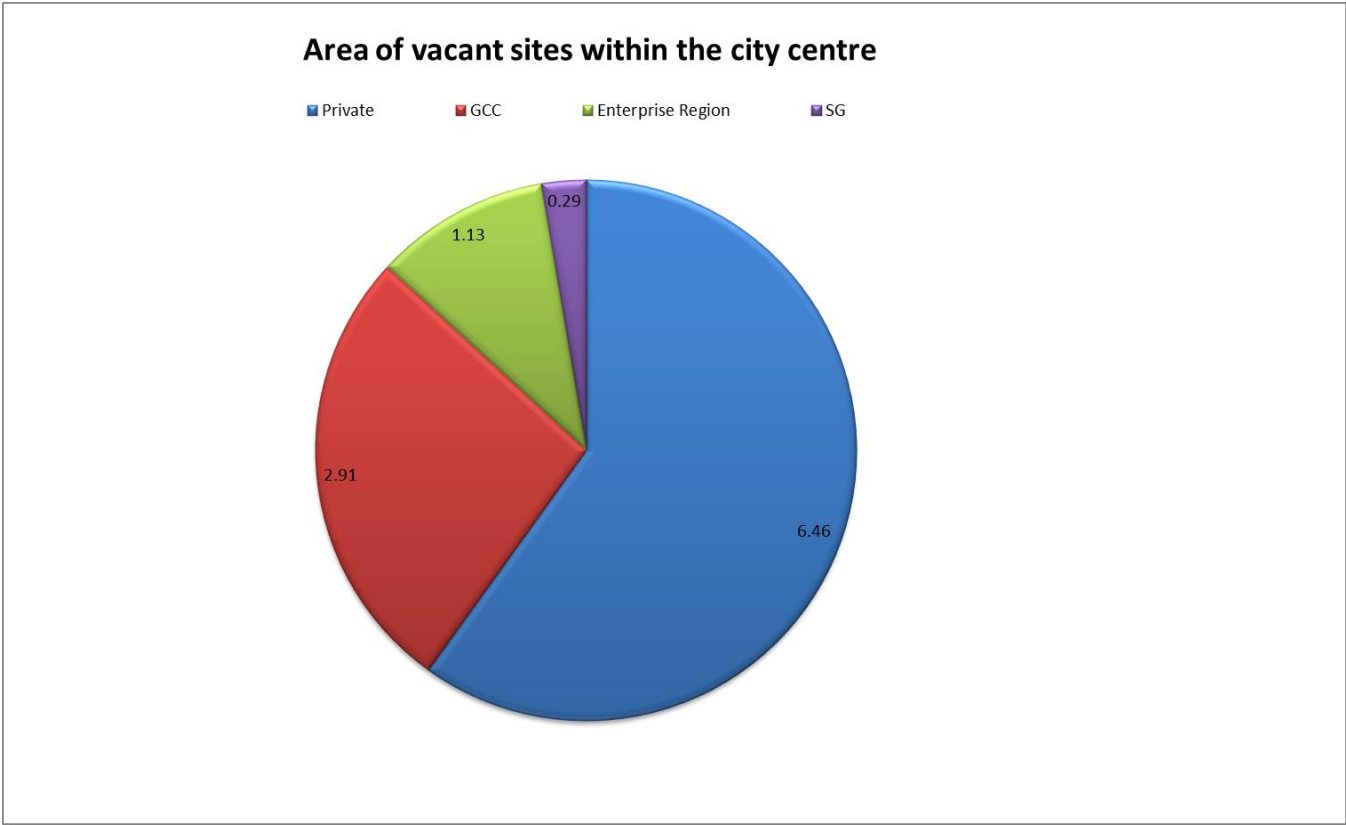
Table 3a



¹⁵ GCC, October 2016

Table 3b provides a breakdown of the ownership of these sites by area.

Table 3b¹⁶



¹⁶ Ibid

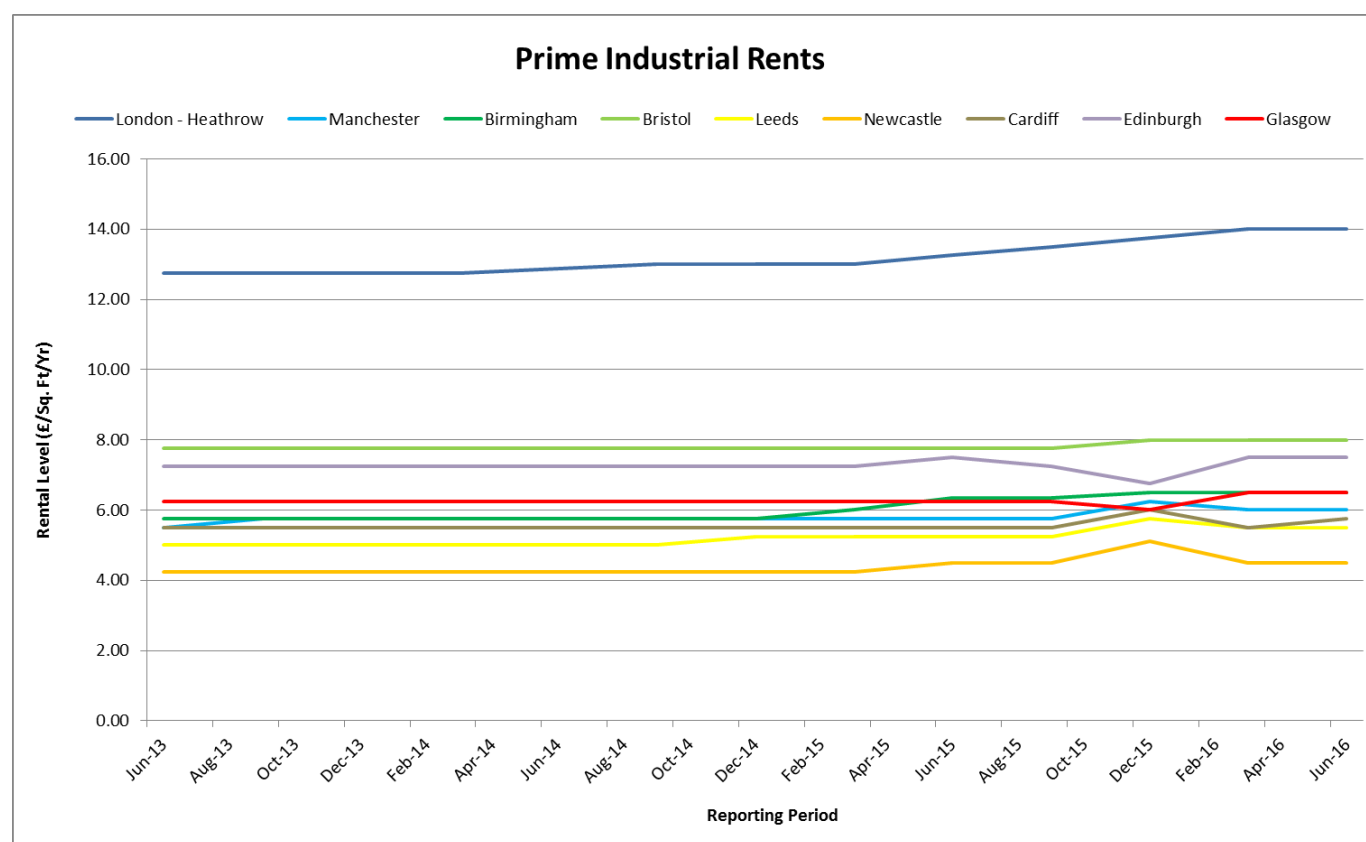
4. UK PROPERTY MARKET TRENDS

Cushman & Wakefield is a privately held commercial real estate services firm which provides a range of services globally. Their UK Quarterly MarketBeat is a review of market trends and price movements in the UK property markets, which includes an analysis of yields and rental values for the retail, office, industrial, hotel and residential property sectors. It should be noted that these reports are prepared solely for information purposes and do not purport to be a complete description of the markets or developments contained therein. Further information can be found via <http://www.cushmanwakefield.co.uk/en-gb/research-and-insight/local-reports/>.

4.1 Industrial

Table 4a¹⁷ shows the indicative prime industrial rent levels over the relevant reporting periods for Glasgow and various other UK comparator locations.

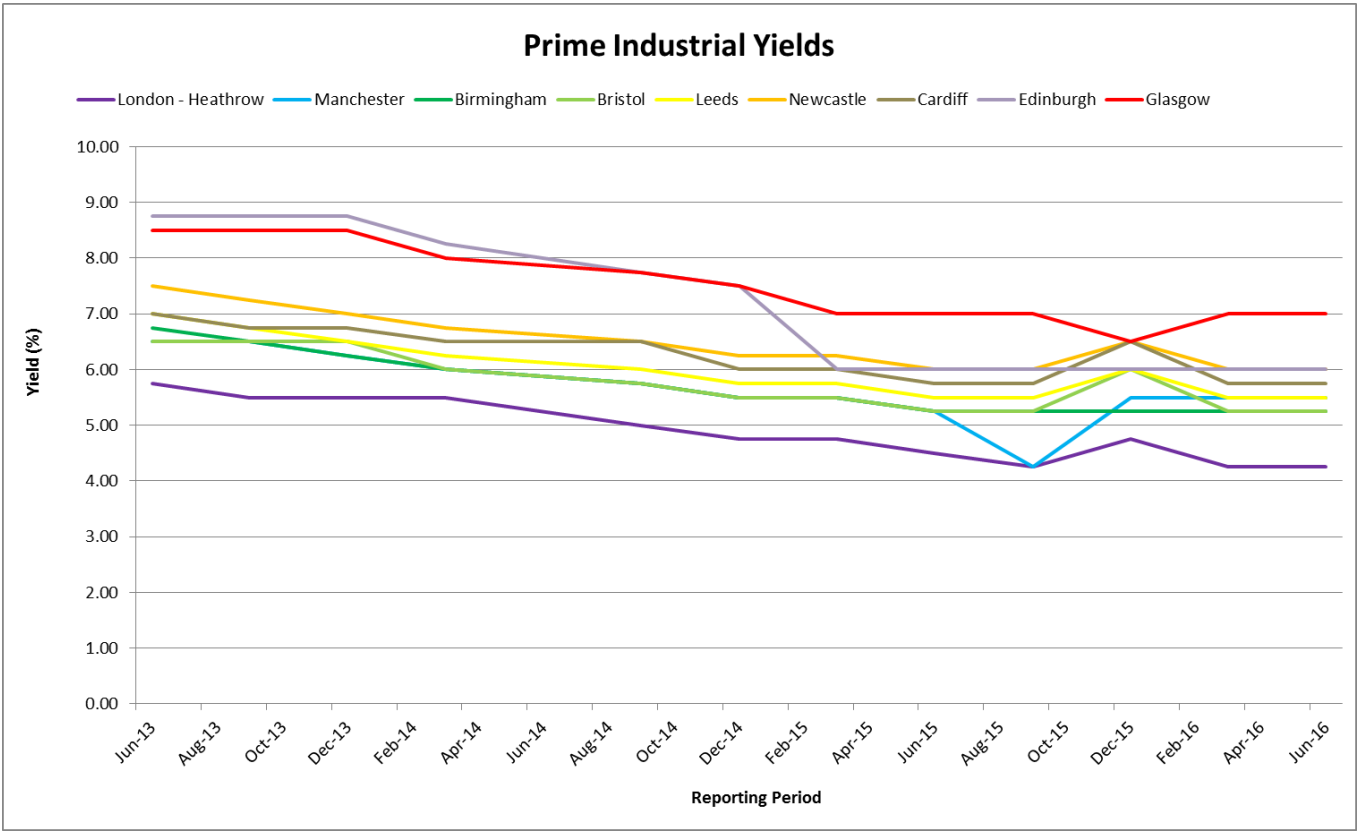
Table 4a



¹⁷ Cushman & Wakefield, September 2016

Table 4b¹⁸ shows the indicative prime industrial yields over the relevant reporting periods for Glasgow and various other UK comparator locations.

Table 4b

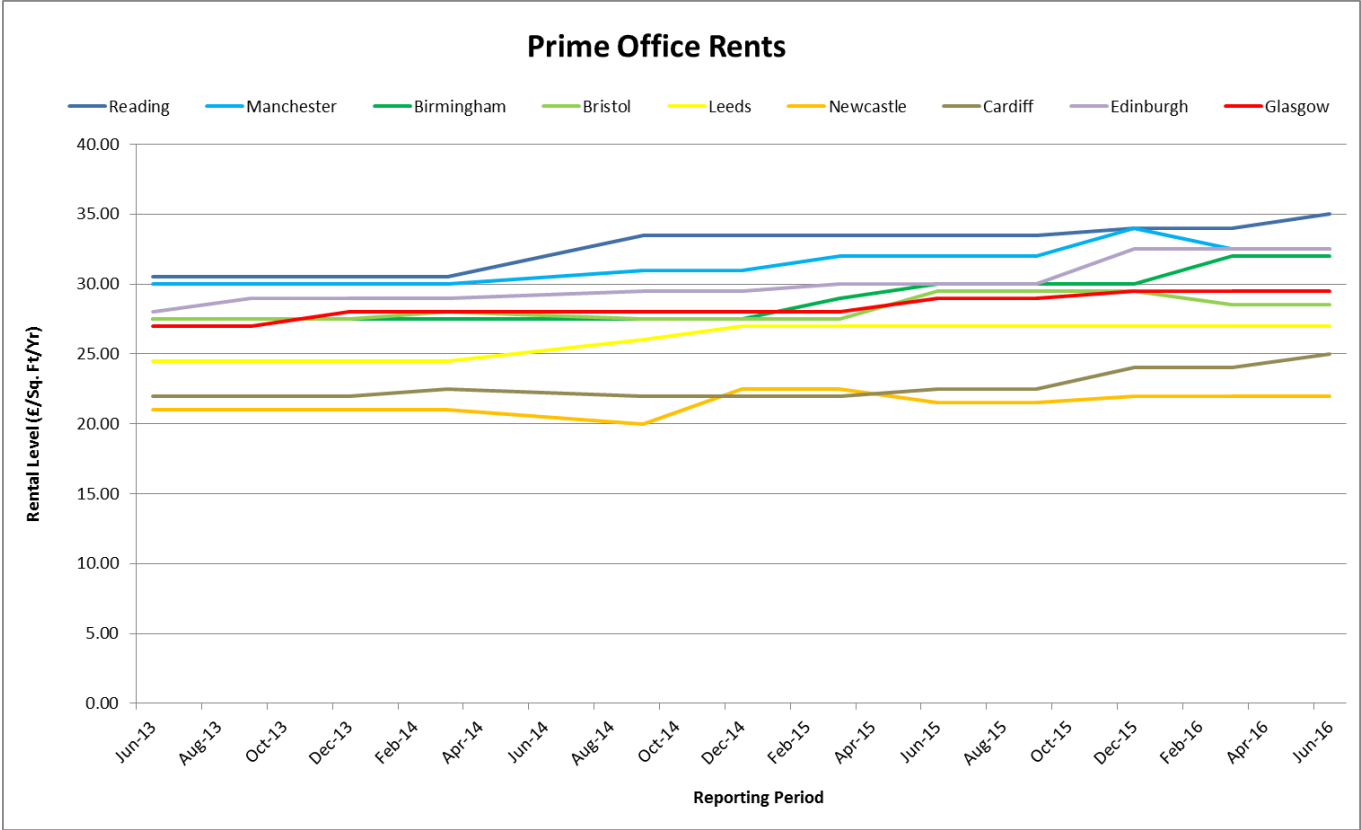


¹⁸ Ibid

4.2 Office

Table 4c¹⁹ shows the indicative prime office rental levels over the relevant reporting periods for Glasgow and various other UK comparator locations.

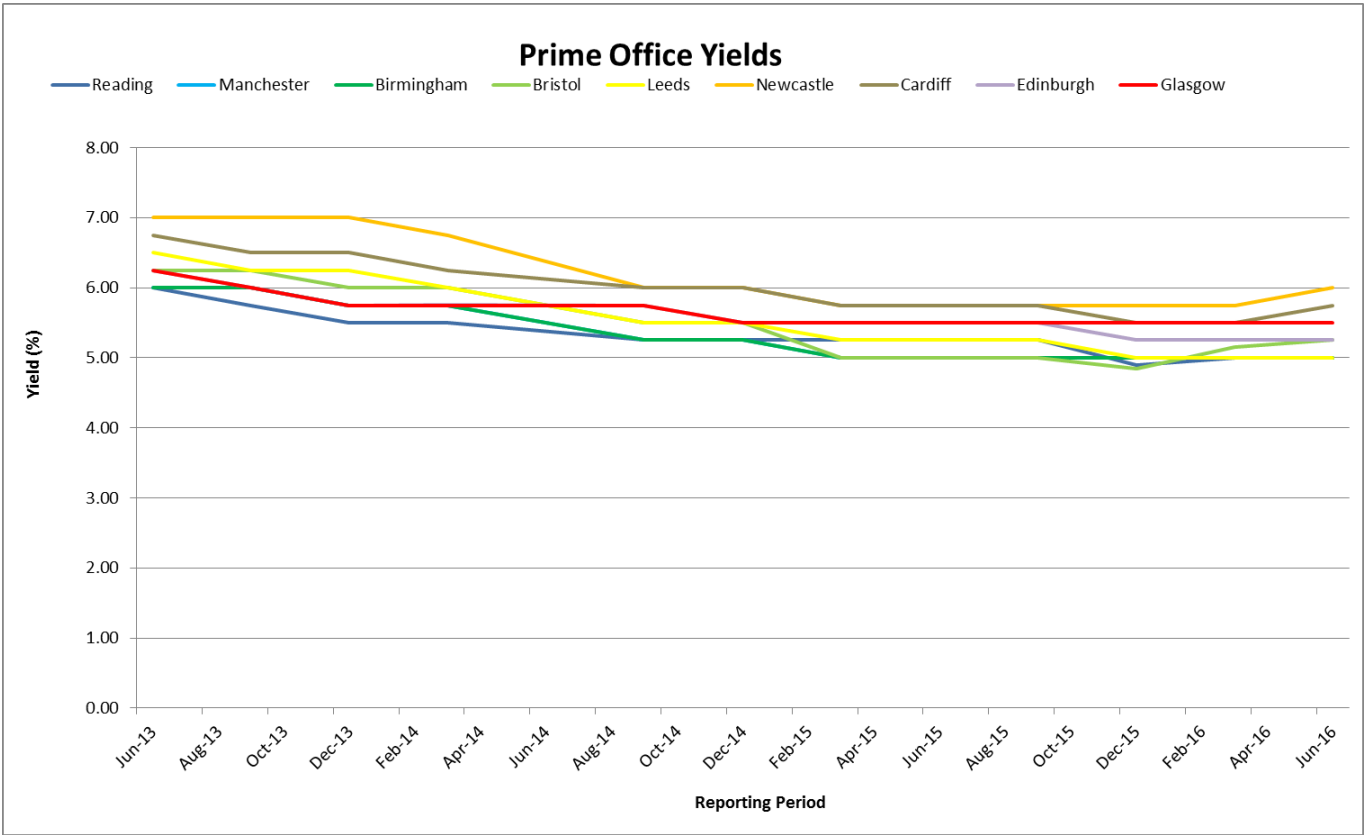
Table 4c



¹⁹ Ibid

Table 4d²⁰ shows the indicative prime office yields over the relevant reporting periods for Glasgow and various other UK comparator locations.

Table 4d

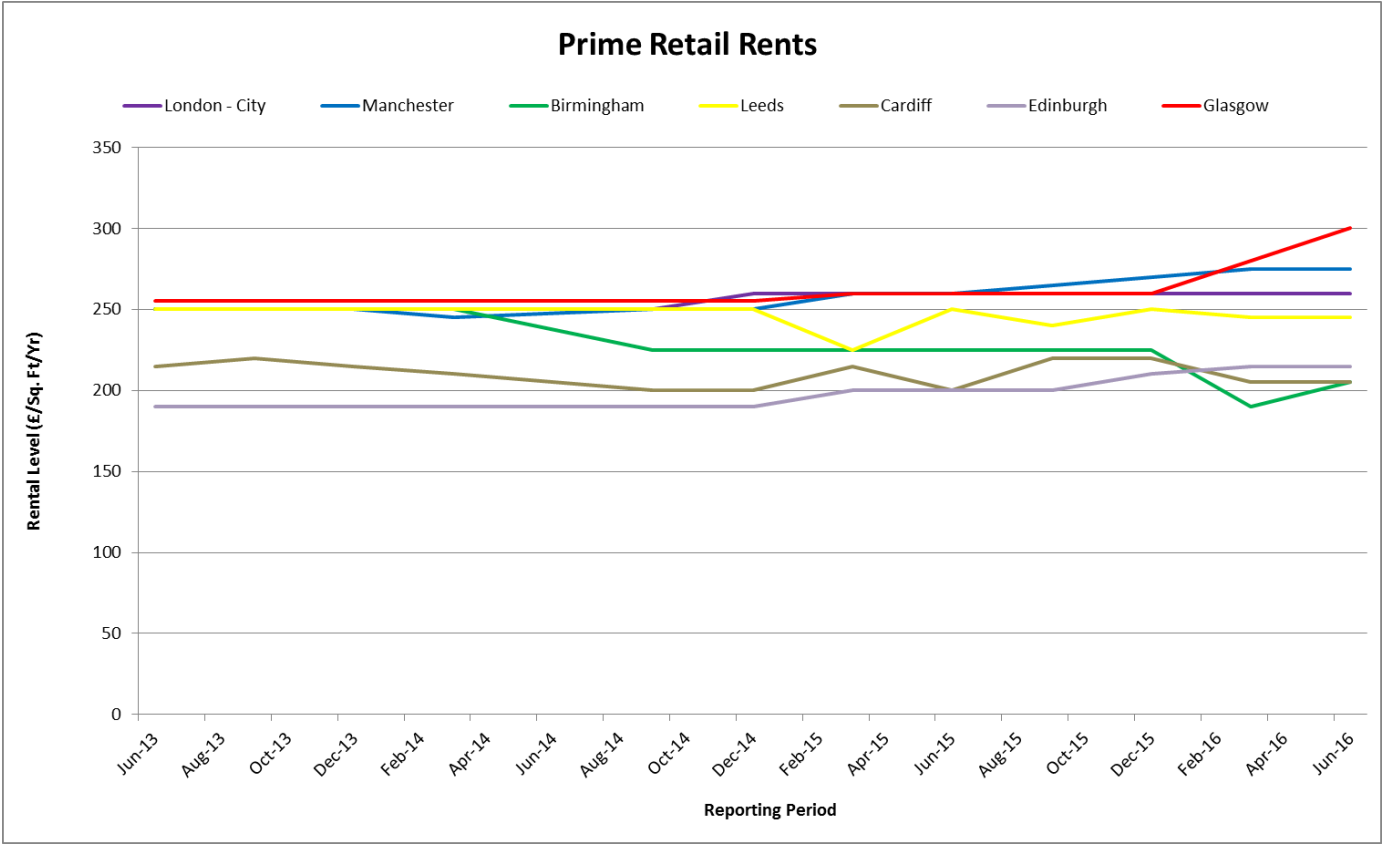


²⁰ *Ibid*

4.3 Retail

Table 4e²¹ shows the indicative prime retail rental levels over the relevant reporting periods for Glasgow and various other UK comparator locations. Due to the discrepancy between its high rental level figures and the other comparator locations, London (West End) is not included in this table. Please also note that zoning practices can differ between cities.

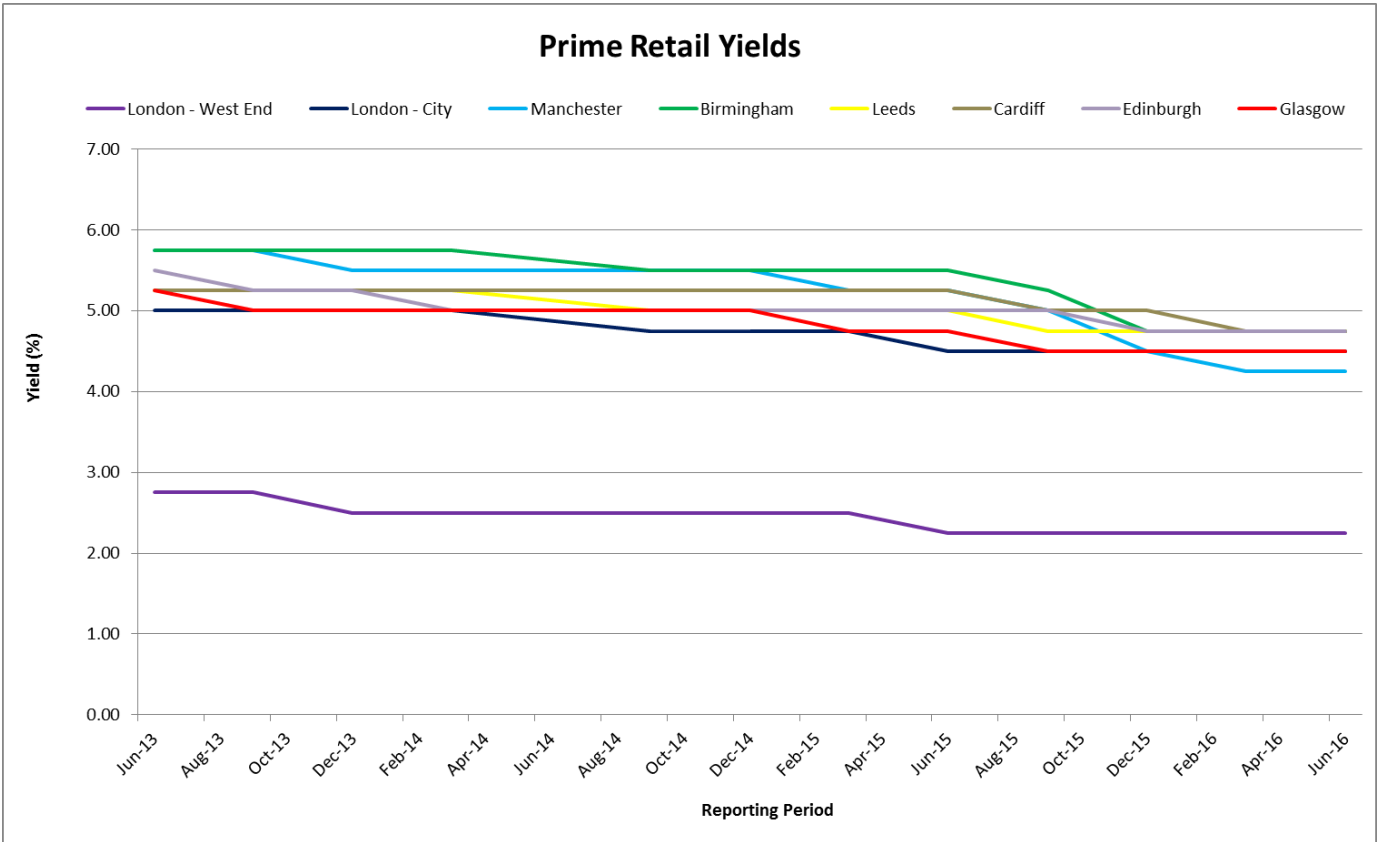
Table 4e



²¹ Ibid

Table 4f²² shows the indicative prime retail yields over the relevant reporting periods for Glasgow and various other UK comparator locations. Please note that zoning practices can differ between cities.

Table 4f



²² Ibid

5. ENVIRONMENTAL INDICATORS AND CITY CENTRE INFORMATION

5.1 Street Cleanliness

Clean Glasgow was launched by Glasgow City Council in February 2007, and this body commissioned independent street cleanliness surveys of the city centre which have been undertaken by the national environment agency, Keep Scotland Beautiful (KSB). Whilst the annual city centre survey was not repeated in November 2013, the City Centre Regeneration team commissioned a renewal of this report for November 2014 with a view to maintaining this process going forward.

The area surveyed consists of approximately 166 street sites (transects) and the survey reflects the standard of cleanliness of these areas, achieved at the time of the survey and assessed in accordance with the Environmental Protection Act 1990 and its attendant Code of Practice on Litter and Refuse (Scotland) 2006. Criteria assessed include the general standard of cleanliness, sources of litter, types of litter, and adverse environmental quality indicators (AEQIs). Each transect is graded (from A to D) with each grade worth a requisite number of points. The overall city centre Cleanliness Index (CI) is then a reflection of the total points scored as a percentage of the total possible points available.

The CI score for 2015 was 60, with 83% of all transects surveyed found to be of an acceptable standard (i.e. Grade A, B or B+). The overall CI scores for the **city centre** surveys undertaken to date are as follow:

Period	Mar 2007	Sep 2007	Nov 2008	Nov 2009	Nov 2010	Nov 2011	Nov 2012	Nov 2014	Nov 2015
CI Score	62	66	66	64	66	66	62	64	60

As part of the independent surveys they conduct, KSB also report on various aspects of street cleanliness including Adverse Environmental Quality Indicators (AEQIs) i.e. common issues affecting the local environment within communities. The number of incidences of these issues recorded in each KSB report has been collated in **Table 5a** below.

Table 5a

	Mar-07	Sep-07	Nov-08	Nov-09	Nov-10	Nov-11	Nov-12	Nov-14	Nov-15
Dog fouling	2	2	2	1	1	1	4	1	2
Graffiti	23	12	10	13	16	17	15	4	27
Vandalism	0	1	1	0	1	0	0	0	1
Weeds	4	11	0	9	5	5	2	4	5
Detritus	16	8	11	12	10	12	9	7	7
Gum	43	28	31	66	57	16	46	32	87
Fly-posting	4	2	4	5	7	2	4	1	29
Fly-tipping	1	1	1	2	1	1	1	1	2

The Keep Scotland Beautiful annual survey results for Glasgow **city-wide** cleanliness are shown in **Table 5b** as below.

Table 5b

Year	April	June	August (other LA)	October	December	KSB Validation	February (other LA)	Score
2010/2011	70	70	67	71	74	68	72	69
2011/2012	70	71	75	72	73	68	76	70
2012/2013	72	72	76	71	78	58	72	72
2013/2014	74	69	73	81	73	63	83	74

Please note that the methodology involved in the surveys for the year 2014/15 has changed. As a result of this the format of the scoring achieved has also changed to the following.

Year	Assessment 1 (Glasgow City CI)	Assessment 2 (Glasgow City CI)	Assessment 3 (KSB Validation)	Overall Score
2014/2015	82	85	76	81
2015/2016	69	82	80	77

5.2 Key Performance Indicators (KPIs)

Community Safety Glasgow monitors various quarterly performance indicators relating to crime and antisocial behaviour²³. Below is a sample of these indicators relevant to the city centre from January 2014 to December 2015. From April 2012 the data was collected by local authority ward rather than a larger area that had previously incorporated Partick West and Hillhead.

Ward 10 (Anderston/City)	Jul-Sep 2014	Oct-Dec 2014	Jan-Mar 2015	Apr-Jun 2015	Jul-Sep 2015	Oct-Dec 2015	Jan-Mar 2016	Apr-Jun 2016
• Square meterage of graffiti removed	5908	3917	5127	5943	4461	3447	3201	2484
• Square meterage of flyposting removed	582	617	525	495	84	57	2	14
• Fixed penalty notices issued (includes fly-tipping, dog fouling, litter, cigarette litter and chewing gum)	3841	2894	3100	3279	3271	2236	2672	2167
• Number of school, community and business clean-ups undertaken	65	56	54	102	92	81	78	81
• Number of volunteers actively engaged with CSG through NIES ²⁴	354	174	223	451	242	198	196	232

²³ CSG, September 2016

²⁴ Neighbourhood Improvement and Enforcement Service

5.3 Crime and antisocial behaviour

Table 5c provides data on crime, incidents and antisocial behaviour (ASB) for the period of January to June in 2016. The figures from the same period in 2015 is also provided for comparison.

The data collated covers the Local Community Planning Partnership Central and West area, which is an aggregation of the Council wards of Partick West, Hillhead and Anderston/City. This is the largest local CPP in the City by population size.

Table 5c: Crime/ASB indicators - Central & West neighbourhood

KPI Type	January - June 2015	January – June 2016	+/-	% change
ASB Incidents	3136	3056	-80	-3%
Youth Disorder	165	160	-5	-3%
ASB Crime	6113	3398	-2715	-44%
Violent Crime	881	934	53	6%

DEFINITIONS

- *ASB Incidents - Police Scotland incidents relating to complaints, disturbances, neighbour and noise complaints.*
- *Youth Disorder - the same as above but filtered to isolate youth related incidents by disposal code/qualifier and free text search for phrases indicating youth involvement.*
- *ASB Crime - data from the Police Scotland Corporate Database covering a variety of ASB type offences relating to disregard for community wellbeing (such as BOP, threatening or abusive behaviour, drunk and incapable behaviour etc.), environmental damage (such as littering, vandalism etc.), misuse of public space (such as street drinking, prostitution, and all Fixed Penalty Notices).*
- *Violent Crime - all Group 1 crimes of violence and simple/common assaults taken from the Police Scotland Corporate Database.*

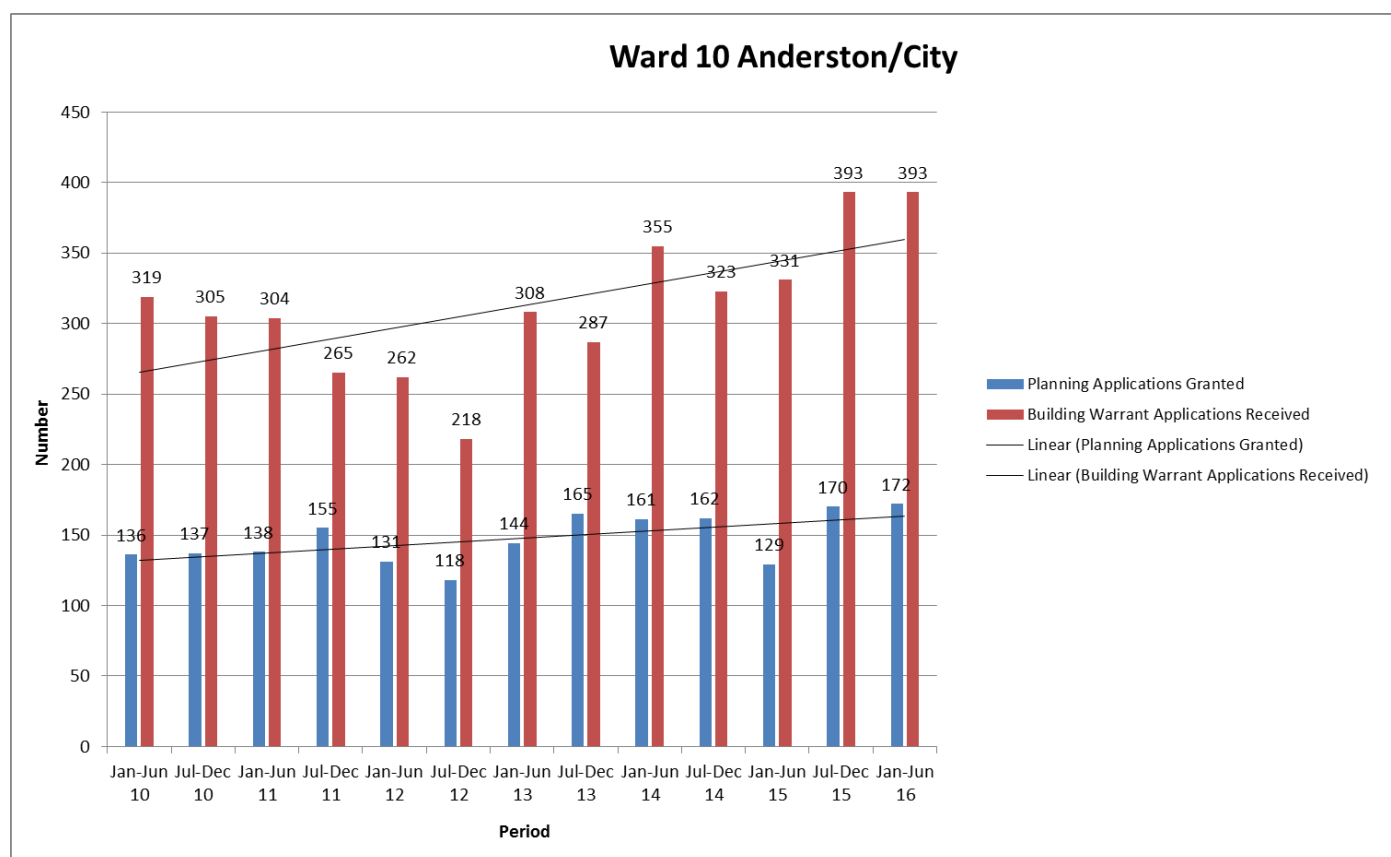
6. PLANNING AND DEVELOPMENT

6.1 Planning Applications and Building Warrant Applications

Table 6a²⁵ provides a comparison of both planning applications granted and building warrant applications received within Ward 10 (Anderston/City centre) against the periods January to June and July to December for years 2010 to 2016.

The number of planning applications granted and building warrant applications received for period January to June 2016 (against the same period in 2015) showed an increase of 33% and 19% respectively, and continue to record highest levels since publication of the Healthcheck documents commenced.

Table 6a

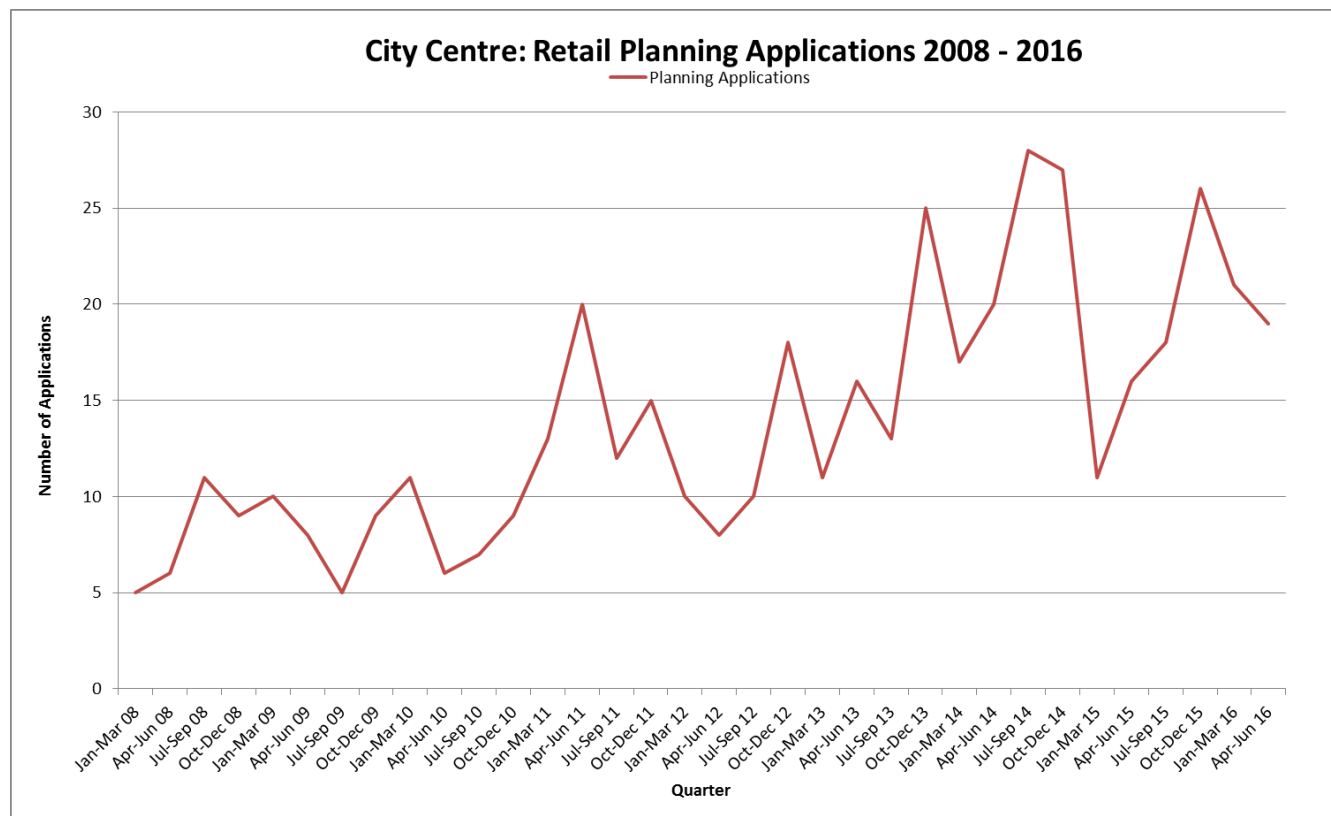


²⁵ GCC, October 2016

6.2 City Centre Retail Planning Applications

Table 6b²⁶ tracks the quarterly numbers of retail planning applications approved since January 2008 to June 2016 using monthly data collated by GCC. The figures collected from January to June 2016 are the highest recorded during the first half of any year since these records began. They represent an increase of 48.15% on the figures recorded from January to June 2015.

Table 6b



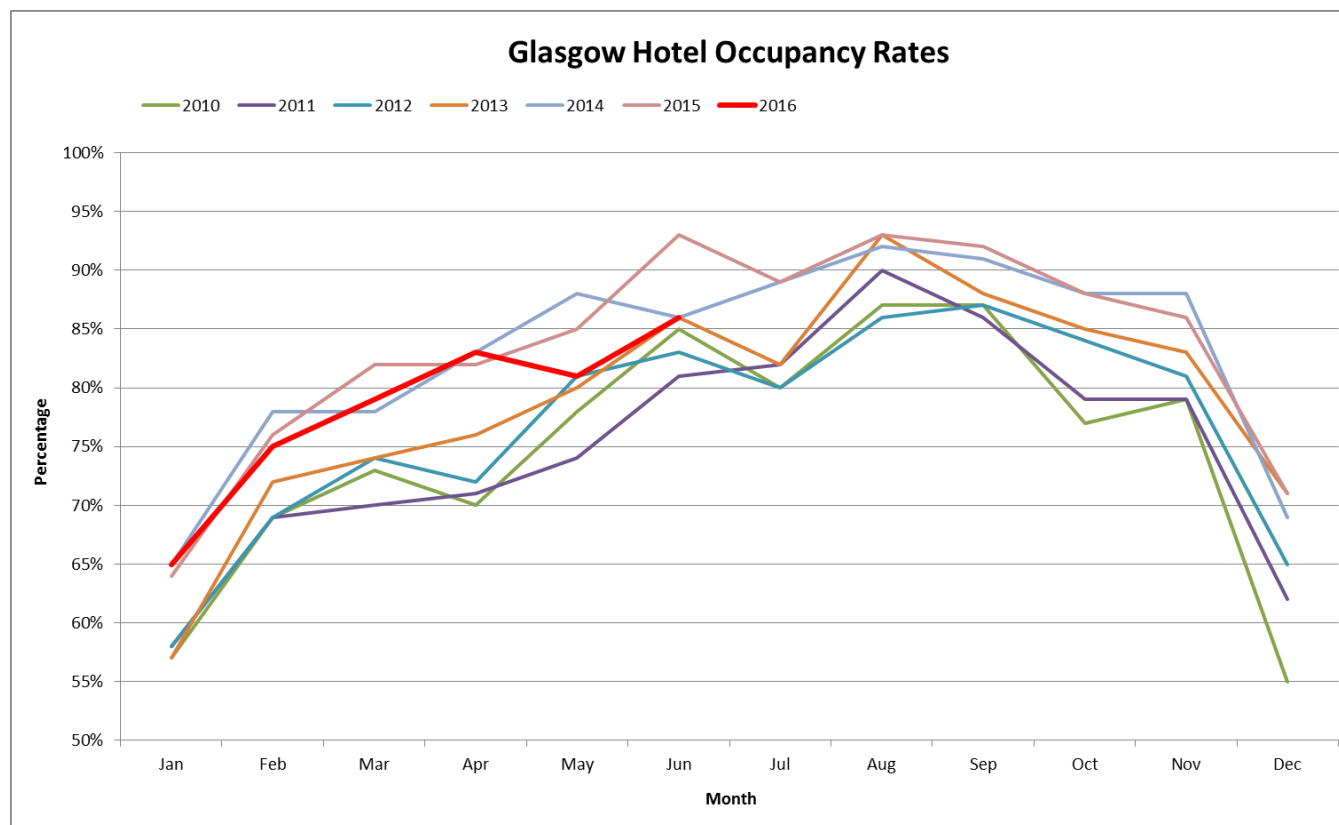
²⁶ *Ibid*

7. TOURISM

7.1 Glasgow Hotel Occupancy Rates

The data recorded for hotel occupancy rates is based on 22 city centre hotels. **Table 7a**²⁷ illustrates the hotel occupancy rates from January 2010 to June 2016. The average hotel occupancy rate recorded over the period January to June in 2016 was 78.2%. The rate recorded over the same period in 2015 was 80.3%.

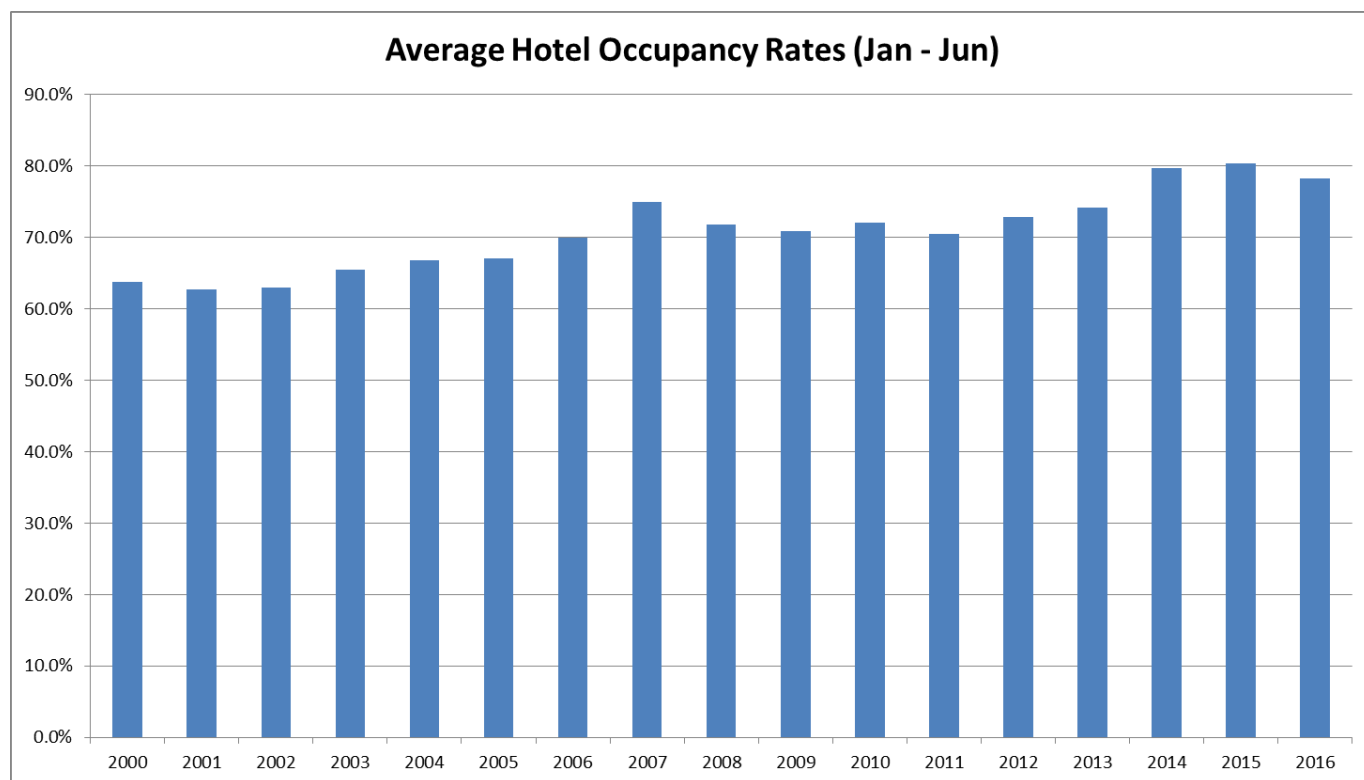
Table 7a



²⁷ GGHA City of Glasgow Forecaster – Zone A (provided by GCMB September 2016)

Table 7b²⁸ illustrates the average hotel occupancy rates recorded during the first half of all years 2000 to 2016. The average hotel occupancy rate for the first half of 2016 was recorded at 78.2%. For the same period in 2015 the rate recorded was 80.2%.

Table 7b



²⁸ *Ibid*

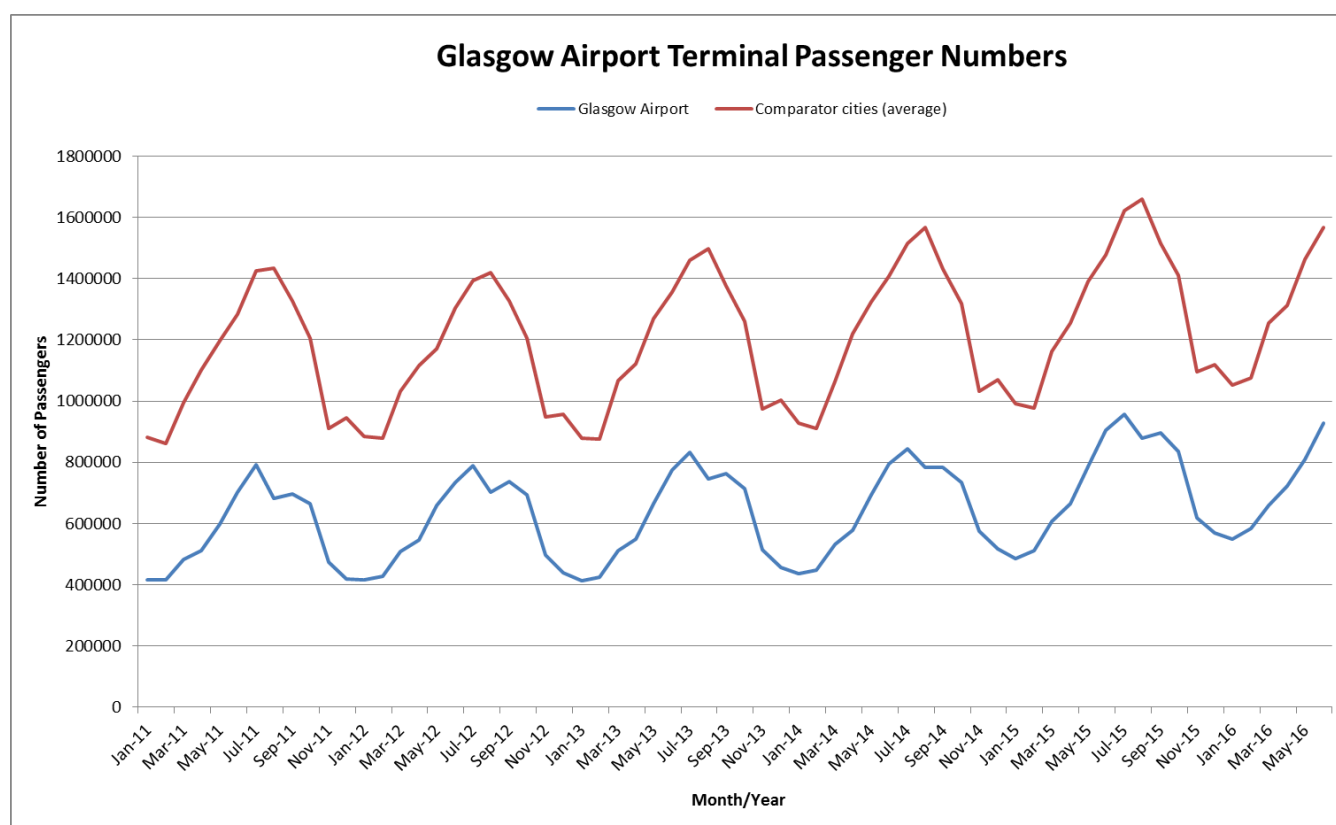
7.2 Glasgow International Airport: Passenger Numbers

Glasgow International Airport operates 365 days a year, 24 hours a day and deals with approximately 7.4 million passengers a year, generating almost £200 million annually to the economy²⁹. Further snapshot facts and figures on the airport can be accessed via the following link: <http://www.glasgowairport.com/about-us/facts-and-figures>

Table 7c³⁰ illustrates Glasgow Airport's total passenger numbers and how they compare to an average taken of other cities³¹. The figures cover the period January 2011 – June 2016 and relate to the number of terminal passengers recorded by the Civil Aviation Authority. Glasgow Airport and its comparators tend to demonstrate the same yearly trends.

Comparing the first half of 2016 against the same period in 2015, Glasgow Airport demonstrated a 7.35% increase in average monthly passenger numbers. In the same year on year comparison, UK comparator cities showed an increase of 6.48% in average monthly passenger numbers.

Table 7c



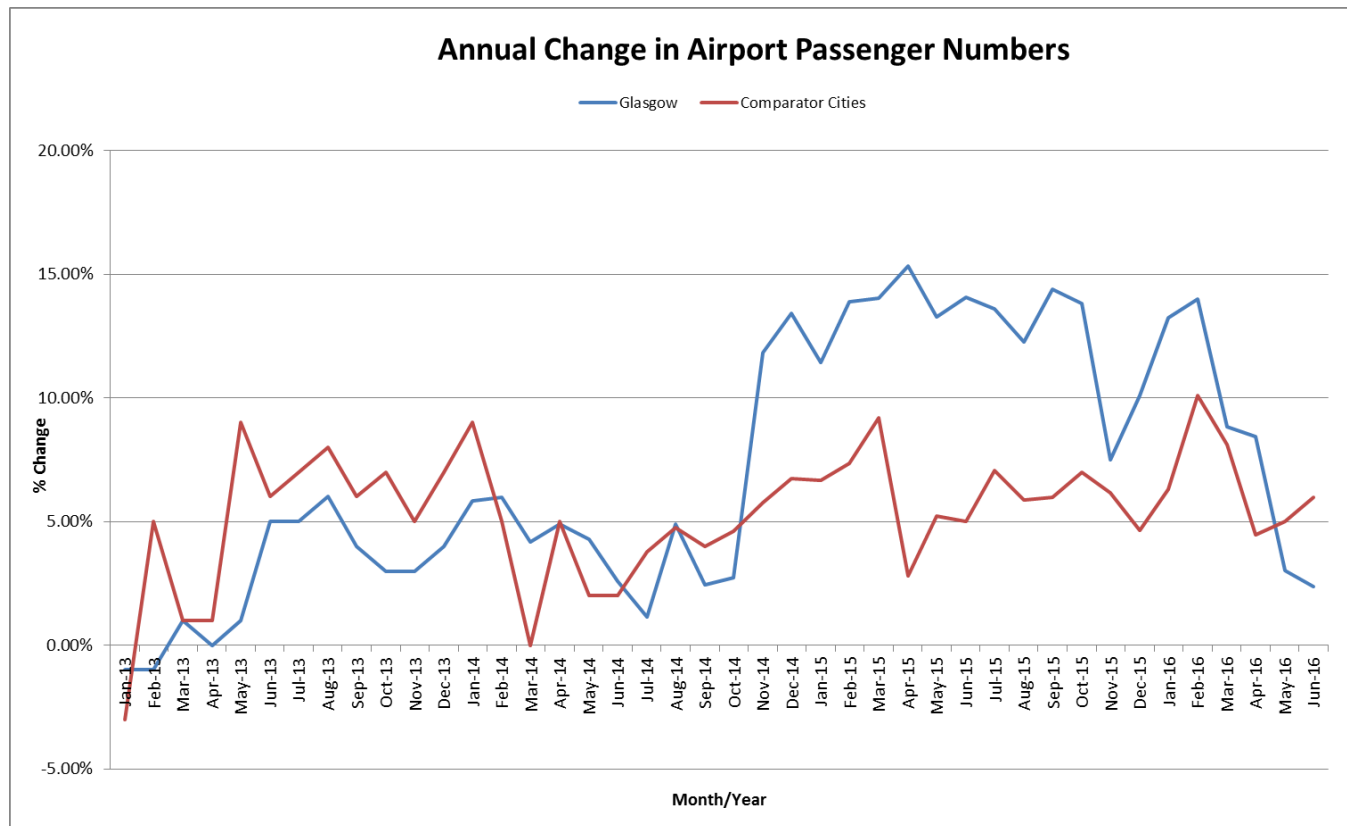
²⁹ Glasgow Airport website accessed September 2016

³⁰ CAA website accessed September 2016

³¹ Birmingham, Bristol, Cardiff, Edinburgh, Gatwick, Heathrow, Leeds, Liverpool, London City, London Luton, Manchester, Newcastle, Norwich and Stansted

Table 7d³² shows the year-on-year percentage rate change in airport passenger numbers recorded at Glasgow Airport for each month. For comparison purposes, a similar calculation is made for the year-on-year percentage rate change in the average airport passenger numbers of the comparator cities. The graph shows that Glasgow performed better than the average of the comparator cities during the first half of 2016 (8.32% against 6.67%).

Table 7d



³² *Ibid*

8. GLASGOW NEWS ROUND-UP

SECC reports record year for conference and corporate business – 6 April 2016

http://www.heraldscotland.com/business/14405609.SECC_reports_record_year_for_conference_and_corporate_business/

Could Glasgow become Scotland's biggest power station? – 14 April 2016

<http://www.scotsman.com/business/companies/energy/could-glasgow-become-scotland-s-biggest-power-station-1-4100482>

Plans to revamp lanes across Glasgow city centre – 16 April 2016

http://www.eveningtimes.co.uk/news/14432005.Plans_to_revamp_lanes_across_Glasgow_city_centre/

Homeless World Cup to transform Glasgow's George Square this summer – 19 April 2016

<http://thirdforcenews.org.uk/tfn-news/homeless-world-cup-to-transform-glasgows-george-square>

Glasgow named among best sports host cities in the world – 20 April 2016

<https://www.thecourier.co.uk/fp/news/scotland/157994/glasgow-named-among-best-sports-host-cities-in-the-world/>

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City Centre Regeneration
Housing and Regeneration Services
Glasgow City Council
Development and Regeneration Services
231 George Street
GLASGOW
G1 1RX

0141-287-6540
citycentreissues@glasgow.gov.uk

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