

APPENDIX: HEALTH CHECK INDICATORS AND FACTORS

HEALTH CHECK INDICATOR / FACTOR	POOR	FAIR	GOOD
Overall Provision			
Retail and other floorspace outside centre	large amount of floorspace outside centres	moderate amount of floorspace outside centres	small amount of floorspace outside centres
Capacity for growth or change in the centre	little physical capacity for new development	moderate physical capacity for new development	significant physical capacity for new development
Diversity of Main Town Centre Uses			
Number and type of shops	fewer shops as % of all retail & commercial uses c/f national average	shops as % of all retail & commercial uses similar to national average	more shops as % of all retail & commercial uses c/f national average
Financial and professional services	lack of financial/ professional services c/f other town centre uses	moderate presence of financial/professional services c/f other town centre uses	good availability of financial/professional services c/f other town centre uses
Business and office premises	lack of business & office premises c/f other town centre uses	moderate presence of business & office premises c/f other town centre uses	good availability of business & office premises c/f other town centre uses
Pubs, cafes and restaurants	lack of pubs, cafes & restaurants c/f other town centre uses	moderate presence of pubs, cafes & restaurants c/f other town centre uses	good availability of pubs, cafes & restaurants c/f other town centre uses
Hotels	limited availability and quality of hotel provision	moderate availability and quality of hotel provision	good availability and quality of hotel provision
Cultural and entertainment facilities	lack of places of cultural interest and entertainment facilities	reasonable provision of places of cultural interest and entertainment facilities	high level of provision of places of cultural interest and entertainment facilities
Sports and leisure facilities	lack of sports and leisure facilities	reasonable provision of sports and leisure facilities	high level of provision of sports and leisure facilities

Retailer Representation			
Number of multiple retailers	lack of multiple non-food retailers c/f all retail uses	reasonable provision of multiple non-food retailers c/f all retail uses	high level of multiple non-food retailers c/f all retail uses
Variety of specialist/independent shops	lack of specialist & independent retailers c/f all retail uses	reasonable provision of specialist & independent retailers c/f all retail uses	high level of specialist & independent retailers c/f all retail uses
Existence and quality of street markets	poor provision and quality of markets	moderate provision and quality of markets	good provision and quality of markets
Availability of food shopping	limited availability of food shops and convenience goods floorspace	reasonable availability of food shops and convenience goods floorspace	high level of provision of food shops and convenience goods floorspace
Availability of enclosed shopping	lack of shops in enclosed precincts	some shops in enclosed precincts	high level of shops in enclosed precincts
Recent investment by retailers	lack of evidence of recent investment	lack of evidence of recent investment	good evidence of recent investment
Retailer Demand	few retailers want to locate in the centre	some retailers want to locate in the centre	high retailer demand to locate in the centre
Presence of Charity shops	large number of charity shops c/f all retail uses	moderate number of charity shops c/f all retail uses	few charity shops c/f all retail uses
Presence of low quality discount shops	large number of low quality discount shops c/f all retail uses	moderate number of low quality discount shops c/f all retail uses	few low quality discount shops c/f all retail uses
Vacant Properties			
Vacancy rate	proportion of vacant units above the national average	proportion of vacant units similar to national average	proportion of vacant units below national average
Vacant floorspace	large amount of vacant retail floorspace	moderate amount of vacant retail floorspace	small amount of vacant retail floorspace
Effect of vacant premises on the centre	vacant premises have a negative impact on the centre	vacant premises have a moderate impact on the centre	vacant premises do not have a negative impact on the centre

Commercial Performance			
Rental values	relatively low shop rentals c/f other centres	moderate shop rentals c/f other centres	relatively high shop rentals c/f other centres
Shopping centre yield	relatively high shopping yields c/f other centres	moderate shopping yields c/f other centres	relatively low shopping yields c/f other centres
Pedestrian Flows			
Volume of pedestrian flow	low levels of footfall observed in the centre on different days	neither high nor low levels of footfall observed in the centre on different days	high levels of footfall observed in the centre on different days
Accessibility			
Ease of movement for pedestrians	pedestrians cannot easily walk around the centre	fairly easy for pedestrians to walk around the centre	pedestrians can easily walk around the centre
Ease of movement for cyclists	cyclists cannot easily ride around the centre	fairly easy for cyclists to ride around the centre	cyclists can easily ride around the centre
Ease of movement for the less mobile	difficulties for the less mobile to move around	fairly easy for the less mobile to move around	the less mobile can easily move around the centre
Ease of access to main attractions	car parks/bus stops poorly located and/or poor signage	reasonable location of car parks/bus stops and/or signage	car parks/bus stops well located and/or good signage
Car parking	poor quantity and/or expensive car parking for town centre users	reasonable quantity and/or cost of car parking for town centre users	good quantity and/or cheap car parking for town centre users
Frequency and quality of public transport	public transport does not meet the needs of town centre users	public transport is reasonable but could be better	public transport meets the needs of town centre users
Range of places served by bus	poor bus links to other towns & villages	reasonable bus links to other towns & villages	good bus links to other towns & villages
Customer Views and Behaviour			
Satisfaction with the centre	low satisfaction based on household interview survey	reasonable satisfaction based on household interview survey	high satisfaction based on household interview survey

Need for improvements	high level of improvements needed based on household interview survey	neither high nor low level of improvements needed	low level of improvements needed based on household interview survey
Linked trips	few people make linked trips to other shops when doing main food shopping	some people make linked trips to other shops when doing main food shopping	many people make linked trips to other shops when doing main food shopping
Safety and Security			
Feeling of security (eg CCTV)	poor presence of CCTV and/or lack of safety/security	some availability of CCTV and/or reasonable feeling of safety/security	good presence of CCTV and/or good feeling of safety/security
Environmental Quality			
Physical appearance of properties	low rating based on survey of centre	moderate rating based on survey of centre (average = 3.0)	high rating based on survey of centre
Overall cleanliness (litter and graffiti)	judgement of poor overall cleanliness based on observation	neither poor nor good overall cleanliness based on observation	judgement of good overall cleanliness based on observation
General pedestrian environment	low level of pedestrianisation and/or high pedestrian / vehicle conflict	pedestrian environment neither poor nor good	high level of pedestrianisation and/or low pedestrian / vehicle conflict
Quality of open spaces/ landscaping	judgement of poor quality of open spaces / landscaping based on observation	quality of open spaces/landscaping neither poor nor good	judgement of high quality of open spaces / landscaping based on observation
Availability and condition of toilets	lack of toilets and/or poor condition	provision of toilets is just adequate	good availability of lack of toilets and/or good condition