

# Town Centre Health Checks 2011



## Technical Report: Results and Analysis

## Purpose

- 1.1 The purpose of this report is to present the results of the 2011 Aberdeenshire town centre health checks.
- 1.2 The results are presented to enable an understanding of how the vitality and viability of a number of Aberdeenshire town centres has changed, since 2003. The results are not to be considered definitive of the well-being of a town centre, but rather they are intended to provide an evidence-based perspective on this matter.

## Background

- 2.1 SPP advises that a town centre health check is an appropriate monitoring tool used to measure the strengths and weaknesses of a town centre (SPP (2010), paragraph 59).
- 2.2 The document: *Assessing the Impact of Retail Developments in Aberdeenshire (December 2004)* provides details of a method for undertaking town centre health checks. Its methodology provides a consistent basis for town centre studies within Aberdeenshire, and has been used to guide the previous town centre health checks.
- 2.3 A town centre health check involves a survey of a town centre. In order to complete the surveys members of Aberdeenshire Council's Planning Policy Team undertook site visits during August 2011.
- 2.4 The approach adopted during the 2009 town centre health check was predominantly adopted for the 2011 health check. There were some amendments made that are stated in the 2011 *Technical Report: Advice on Procedures* which was written once the 2011 town centre health check had been undertaken.
- 2.5 Along with the three previous studies, the 2011 town centre health checks covered nine Aberdeenshire settlements. The towns included were: Banchory, Banff, Ellon, Fraserburgh, Huntly, Inverurie, Peterhead, Stonehaven and Turriff. The town centre boundary for each town was as identified in the 2010 Aberdeenshire Proposed Plan.
- 2.6 All of the nine towns have a population over 3,000 people, are main settlements in the 2010 Proposed Plan and have a defined town centre within the proposals maps.
- 2.7 Each town centre was scored between 1 and 5, against 32 different indicators. Of the 32 indicators, 16 were scored during site visits, whilst the remaining 16 required the collection of data (or other desk-based work) and so were scored after the fieldwork had been completed. A score of 1 constitutes a poor performance, whereas a score of 5 constitutes an excellent performance. A score of 3 is to be thought a satisfactory result.
- 2.8 The indicator: retailer demand, which was considered in 2007 study, was omitted from the 2011 study due to time constraints similar to what occurred in the other three previous studies.
- 2.9 The following indicators were all taken to be the same as the 2009 study: existence and quality of a farmers market, car parking, presence of pubs, clubs, cultural and community facilities,
- 2.10 A town centre health check is a comparative study of town centre environments. In order for effective comparisons to be made all town centres had to be relatively scored. Where scores were thought to exaggerate the performance of the town centre they were revised accordingly.

## Outcomes to the 2011 Town Centre Health Checks

- 3.1 The results of the 2011 town centre health checks are presented below, highlighting the relative performance of each centre in 2011 and the relative change in performance for each centre, from 2003 to 2011.
- 3.2 The four tables shown in Appendix 1 give an overview of the study findings from 2003 – 2011. These tables have been used to form the basis of subsequent analyses between each of the town centres.
- 3.3 As the same broad methodological principles were followed for each of the four studies, any alteration in the average scores for a town centre has been used to suggest overall changes to the well-being of individual town centres. In addition, any change in the ranking of town centres (by average score) over the course of the five studies has been noted.
- 3.4 A brief overview of the vitality and viability of each town centre has been created using a set of “key facts”. These “key facts” appear in the boxed sections of text, following a general discussion on the performance of each town centre. It should be noted that comparative terms (e.g. ‘high’ or ‘low’) which appear in these boxed sections relate to a comparison between the scores of the nine town centres.

### Technical note: comments on interpreting the scores

- 3.5 A broad comparison has been made between the results collated from previous studies, rather than an in-depth mathematical comparison between different scores.
- 3.6 It should be noted that a straightforward mathematical comparison between the scores given for all the town centre health check studies may only be of limited value. Despite the consistent fashion in which procedures have been undertaken for each of the health check studies, it should be acknowledged that scores represent qualitative evaluations of a town centre. Given this, one may expect that different individuals would respond differently, in the same circumstance. As different members of staff were involved in the previous four town centre health checks, it may be thought that a difference in the scoring of a particular indicator would present an indeterminate conclusion. However, there are several reasons why this concern does not restrict a broad comparison being made between the scores given for each health check:
  - The same principles were followed by each group of researchers in scoring the indicators for the four studies, and (in the case of the more subjective indicators considered on site visits) similar pro formas have been used to guide the researchers’ considerations.
  - None of the indicators evaluated on site visits are scored by a single individual, but rather a common score is agreed between the researchers.
  - Many of the indicators are scored on the basis of quantitative data and in an easily repeatable manner (see the document: *Assessing the Impact of Retail Developments in Aberdeenshire (December 2004)* for details).
  - There are at least 30 different indicators considered in each of the studies and as such, the effect of any individually contentious score is negligible.

## **Banchory**

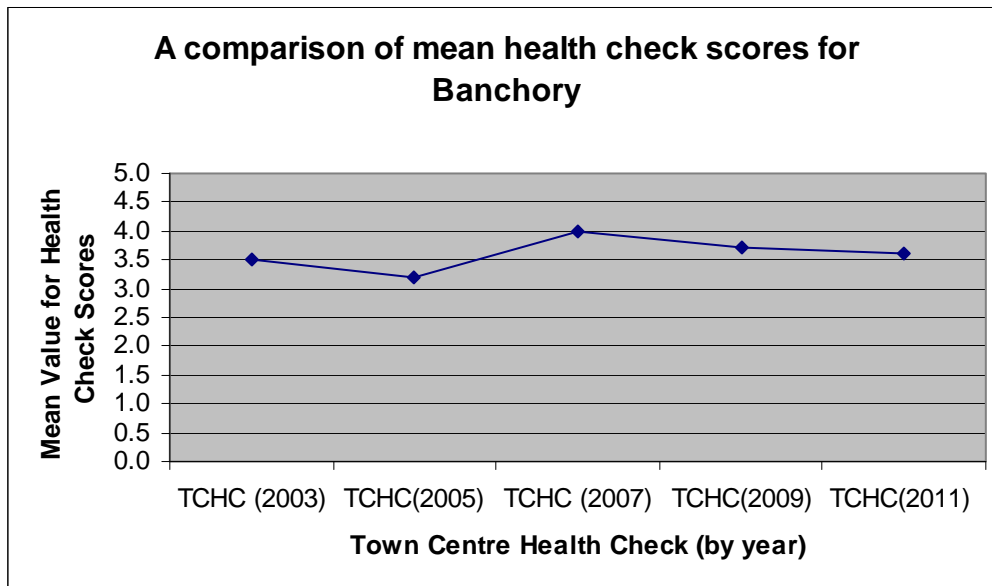
### **Results for Banchory – 2011 Health Check**

- 3.8 Banchory is the ranked equal top along with Inverurie, in the 2011 town centre health checks (see Appendix 1). The town centre plays host to a high variety of specialist independent shops along with numerous cafes, pubs and financial services. Few vacant units appear within the centre: the number of which has increased by two since the 2009 study was undertaken. Although the vacancy rate within the town centre has increased it still scores high relative to other town centres.
- 3.10 The town centre did, however, receive less than satisfactory scores for the indicators: 'number of multiple retailers' and 'availability of food shopping'. The town also scores poorly with regards to the 'diversity of uses' indicator. A large proportion of the retail premises in Banchory operate as hairdressers or food and drink uses. The high presence of these retail uses has an adverse effect on the diversity of uses present within the town centre. In comparison with the other centres across Aberdeenshire, Banchory has the lowest equal score for 'diversity of uses', alongside Ellon.
- 3.11 With regard to the other sets of indicators provided in Table 1 of Appendix 1, Banchory scores highly compared to other town centres especially with regards to the quality of the town centre environment. Most of the properties within the centre are well kept with attractive window displays, providing a welcoming and distinctive shopping environment for all to enjoy. The town is inviting to tourists with the presence of a tourist information centre, appropriately placed signage and well maintained hanging baskets and planters. In contrast, the town scores less well with regards to accessibility as it was seen to have only adequate car parking facilities and access to public transport routes, thus limiting its score.

### **Results for Banchory – 2003 to 2011**

- 3.12. The 2011 average (mean) score for Banchory town centre is less in value than the average score obtained for the 2009 health check study. Although Banchory's 2011 average score has decreased slightly from the averages of the previous two years the town still ranks high amongst the rest of the Aberdeenshire towns.

Figure 1: 2003- 2011 Mean Health Check scores for Banchory town centre



#### 2011 Town Centre Health Check Key Facts – Banchory

- Small amounts of vacant floorspace;
- A significant proportion of specialist independent stores within the town centre;
- Very few convenience outlets within the town centre area;
- A high presence of financial and professional services within the town centre;
- Low diversity of uses, with a much higher percentage of comparison and service units;
- No low quality discount shops and only 3 charity shops present;
- Good presence of pubs within the town centre;
- Low provision for cyclists within town centre.

#### Actions Points:

- Improve the availability of food shopping within the centre.
- Increase the provision for cyclists within the centre.
- Make the town more attractive to multiple retailers.

## **Banff**

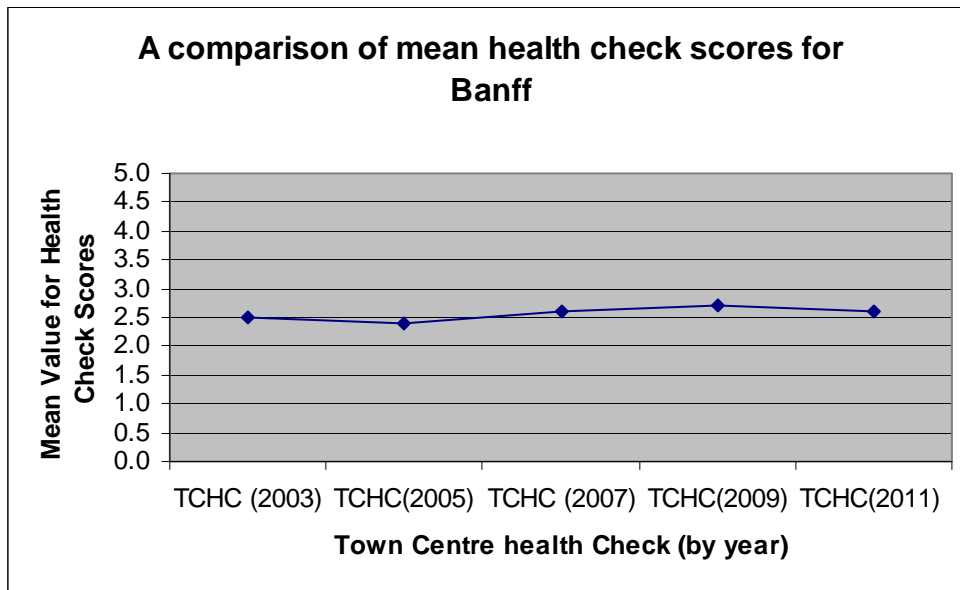
### **Results for Banff – 2011 Health Check**

- 3.13 Banff town centre is ranked fifth out of the nine town centres considered within the 2011 study. The vacancy rate (measured in terms of the proportion of total retail premises observed as being vacant) is particularly high relative to the other town centres. Related to this, the proportion of total retail floor space calculated as vacant is also high. This was noted to be particularly evident on Bridge Street where several large units lie vacant.
- 3.14 The town centre environment did however score favourably relative to some of the other eight town centres considered (see Appendix 1). The Georgian architecture and the narrow lanes which connect the upper and lower parts of the town, along with its cleanliness make a unique and attractive shopping environment. However, it should be noted that some buildings are in disrepair thus decreasing the attractiveness of the town centre. Recently, money has been invested within the town centre to tackle the problems associated with the disrepair of buildings.
- 3.15 Although the town centre is ranked as one of the lowest out of the nine studied, it performs well in terms of diversity of uses. Out of the nine towns, Banff is ranked the highest with regards to this indicator thus allowing consumers to enjoy a variety of shopping experiences. This is unusual as Banff is the smallest town, out of the nine, in terms of population.

### **Results for Banff – 2003 to 2011**

- 3.16 The 2011 average score for Banff town centre is slightly less in value than the average score obtained from the 2009 health check study (see Figure 2 overleaf). Given that this comparison may be variously interpreted (see paragraph 3.4), the variation is not considered to be significant. As such, the results indicate that the vitality and viability of Banff town centre has not appreciably altered since 2003, although there is cause for concern regarding the increase in the number and size of the vacant units and the disrepair of buildings.

Figure 2: 2003-2011 Mean Health Check scores for Banff town centre



#### 2011 Town Centre Health Check Key Facts – Banff

- Large amounts of vacant retail floorspace;
- Vacant premises have a significant detrimental impact on some areas of the town (e.g. Bridge Street);
- Topography and densely developed streets and alleys makes the majority of the centre very inaccessible for the less mobile;
- There is a good diversity of uses within the town centre;
- While the town centre would be bicycle friendly in terms of access there is no facilities in terms of racks for storage;
- A good quality town centre environment is provided, with there being good overall cleanliness and a variety of the architectural building styles.

#### Action Points:

- Address the impact of vacant premises (in particular along Bridge Street);
- Address building disrepair;
- Improve the quality of public transport by providing better shelter at bus stops and further timetable details;
- Provide greater provision for cyclists.

## Ellon

### Results for Ellon – 2011 Health Check

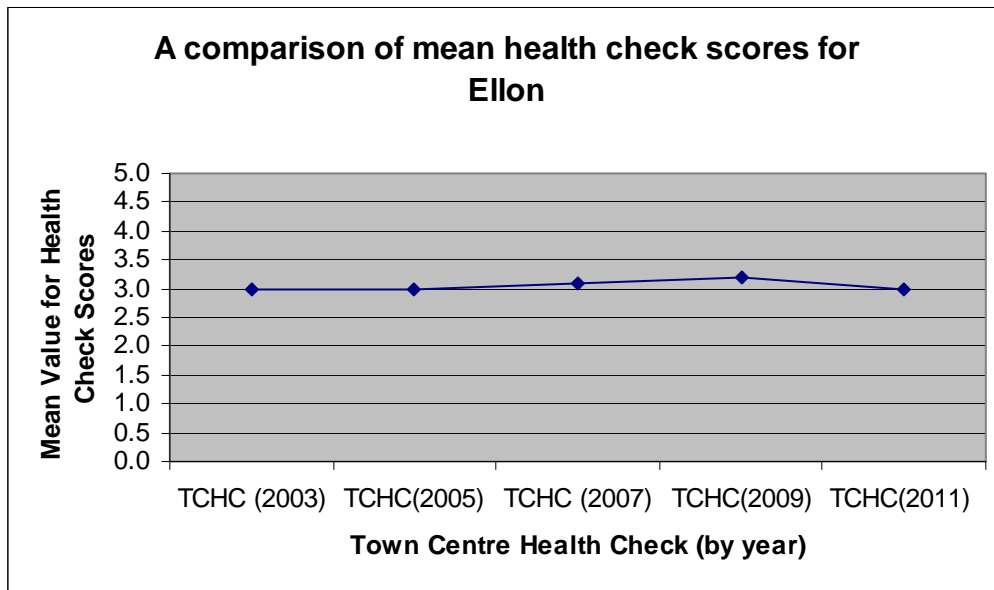
- 3.17 Ellon town centre is ranked third out of the nine town centres considered within the 2011 study. The levels of pedestrian footfall recorded during the site visit have improved from the 2009 study, however it is still the lowest footfall observed throughout the study. This may be due to the main roads through the town centre being busy with both cars and HGVs. This is not helped by the lack of traffic calming measures throughout the town, although parked cars do provide a slowing mechanism.
- 3.18 In contrast to the aforementioned negative aspects of Ellon's 2011 health check, the majority of properties are in a good state of repair, although some do feel a bit dated and old fashioned. There is little evidence of recent investment by retailers however most shops are well kept and in a good condition with window displays being attractive and inviting. The town centre is also very clean and well maintained with no visible signs of graffiti. Very few vacant units exist within the town centre. Of these, none are vandalised or boarded up so no detrimental affect has had on the health of the town centre.
- 3.19 With regard to the sets of indicators provided in Table 1 of Appendix 1, Ellon was judged to be one of the worst town centres in terms of the diversity of uses and the number and range of shops. The town supports a high number of service units such as takeaways and hairdressers compared with the presence of convenience units thus limiting its score for 'diversity of uses'. Despite this, Ellon was judged to be the third highest ranked town in the study in terms of the retailer representation, due to its good variety of specialist independent shops and there being no low quality discount shops present.

### Results for Ellon – 2003 to 2011

- 3.20. The 2011 average score for Ellon town centre is slightly lower in value than the average score obtained from the 2009 health check study (see Figure 3 overleaf). Given that this comparison may be variously interpreted (see paragraph 3.4), the variation is not considered to be significant. As such, the results indicate that the vitality and viability of Ellon town centre has not appreciably altered since 2003, relative to the other eight town centres considered within the study.



Figure 3: 2003-2011 Mean Health Check scores for Ellon town centre



2011 Town Centre Health Check Key Facts – Ellon

- Very few vacant retail units within the town centre;
- A large number of public transport routes connect the town centre to other areas (e.g. to Aberdeen and to towns in Buchan).
- The quality of the town centre environment is high with it being clean, well maintained and with the buildings also being kept in a good state of repair. The value of the open space is questioned due to it being of a built form rather than green space.
- More than half of the retail premises are used for the provision of retail services, with a large proportion of this being food & drink outlets (cafes and restaurants) and hairdressers;
- Traffic is intrusive in parts of the centre and has a negative impact on pedestrian movement;
- No provision for cyclists within the town centre.

Action Points:

- Address the impact of traffic in certain areas of the town centre (in particular, along Bridge Street);
- Improve the diversity of retail uses in the town centre;
- Improve the provision for cyclists within the town centre.

## Fraserburgh

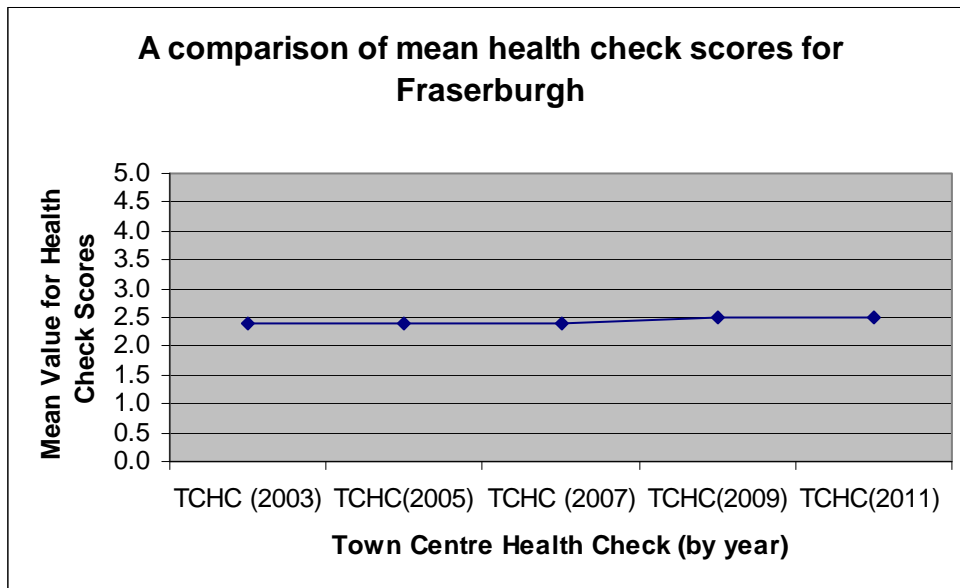
### Results for Fraserburgh – 2011 Health Check

- 3.21 Fraserburgh town centre is the lowest ranked of all of the town centres in the 2011 health checks (see Appendix 1). The town centre scores low compared to other centres due to: poor evidence of recent investment by retailers, the poor condition of many small shops, especially in the core shopping area, and high vacancy rates.
- 3.22 Fraserburgh did however gain an average score with regards to the diversity of uses indicator. A diverse range of shops was observed in the town, with only two shop categories not being represented these being electrical and catalogue stores. Although only two shop categories are unrepresented there are a lot of service uses present within the town which has depleted the towns' score for the 'diversity of uses' indicator.
- 3.23. The impact of traffic within the town centre is minimal due to the one way system in place along Broad Street. The one way system allows traffic access through the centre at a slow speed that is suitable for safe pedestrian activity. The ease of pedestrian movement along Broad Street is enabled by the town centre's functional 19<sup>th</sup> Century planning of wide streets and pavements, as well as the evidence of good sign posting and the use of appropriately placed pedestrian crossings.
- 3.23. With regard to the sets of indicators provided in Table 1 of Appendix 1, Fraserburgh scores lower than the other eight town centres in terms of the quality of the town centre environment. Fraserburgh scores so poorly because there is little evidence of recent investment by retailers, with many shops being in a poor state of repair. Vacant units present within the town add to this problem as they tend to be boarded up and extremely run down.

### Results for Fraserburgh – 2003 to 2011

- 3.25 The 2011 average score for Fraserburgh town centre has remained roughly the same compared to the previous four studies (see Figure 4 overleaf). The results indicate that the vitality and viability of Fraserburgh town centre has altered slightly since 2003, relative to the other eight town centres considered within the study.

Figure 4: 2003-2011 Mean Health Check scores for Fraserburgh town centre



#### 2011 Town Centre Health Check Key Facts – Fraserburgh

- A high number of vacant units are prevalent throughout the town centre with several of units being very large;
- The quality of the town centre environment is poor, with many buildings being run down and vacant units being boarded up;
- There is a diverse range of retail uses across the town centre and a relatively large number of service uses, with only two categories being unrepresented;
- No provisions for cyclists through racks or lanes;
- The impact of traffic on the pedestrian environment is low, due to a one way system being in place meaning crossing streets is not a problem.

#### Action Points:

- Promote investment in retail units and the appearance of properties;
- Promote improvements to the town centre environment by renovating run down buildings ideally through the use of town centre initiative funds ;
- Increase the provision for cyclists throughout town centre.

## Huntly

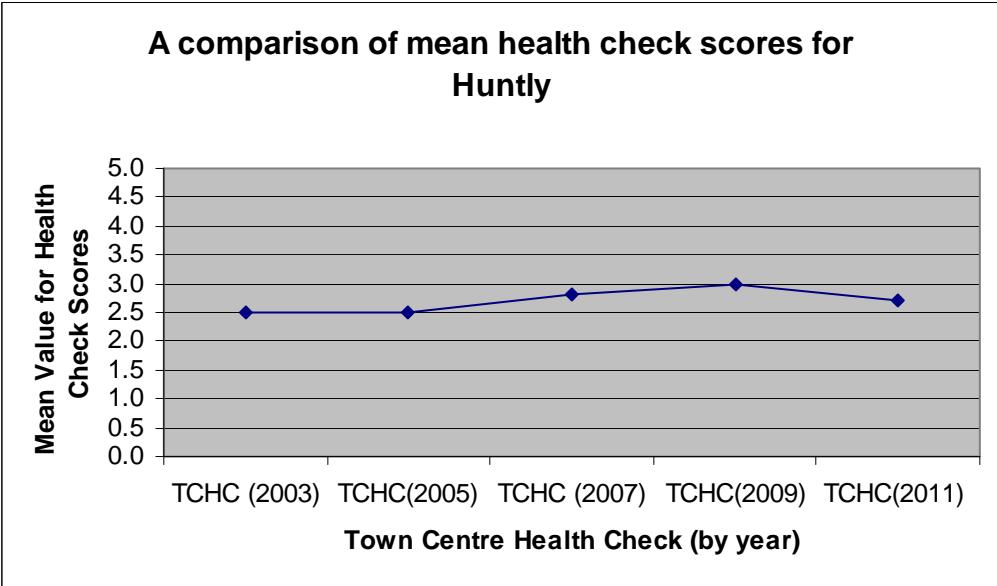
### Results for Huntly – 2011 Health Check

- 3.26 Huntly town centre is ranked sixth out of the nine town centres considered within the 2011 study. It has one of the highest vacancy rates within the study in terms of both the number of units and the amount of floor space. Vacancy rates have doubled since the 2009 health check both in terms of the number and their size. Traffic flows are fairly busy throughout the town centre causing a problem to the general movement of pedestrians. There is also poor ease of movement for the less mobile due to the narrowness of the pavements in places, causing a difficulty to wheelchair users.
- 3.27 The positive aspects of the town centre include its overall cleanliness and the availability of tourist infrastructure. The town centre retains a 19<sup>th</sup> Century ambience which gives it a positive identity, with the old town having a vernacular style and character of its own. However, this character is slightly degraded as many properties look drab and are in need of a coat of paint. Apart from this the town is generally clean with there being no overflowing rubbish bins, graffiti or general clutter. Visitor infrastructure ranks high due to the availability of clean public toilets and the presence of a tourist information centre. The town centre is inviting and attractive due to the quality of built heritage and the presence of well kept hanging baskets and planters.
- 3.28. With regard to the sets of indicators provided in Table 1 of Appendix 1, Huntly scores lower than other town centres (except for Banff) in terms of accessibility. This is due to the negative impact of traffic and the lack of provision for cyclists and the lack of public transport routes from the centre compared to others in the study. It does though score reasonably well in the retailer representation set of indicators compared to other towns in the study with it having a good variety of specialist independent shops, a farmers market and a low presence and number of low quality discount shops.

### Results for Huntly – 2003 to 2011

- 3.29 The 2011 average score for Huntly town centre decreased from the previous study (see Figure 5 overleaf). Given that this comparison may be variously interpreted (see paragraph 3.4), the variation is not considered to be that significant. However, it should be noted that there has been a significant increase in the number of vacant units present within the town. This is probably due to the economic downturn which has affected many small independent businesses but also may be due to the presence of two supermarkets within the town. It is therefore said that the above factors have made the vitality and viability of the town diminish slightly over the past year.

Figure 5: 2003-2011 Mean Health Check scores for Huntly town centre.



2011 Town Centre Health Check Key Facts – Huntly

- A relatively high amount of vacant retail premises
- Traffic has a negative impact on general pedestrian movement;
- There is a good variety of specialist independent shops within the town centre;
- There is a poor presence of cafes, pubs and restaurants compared to other town centres within the study;
- There is a high quality town centre environment, due to the quality of buildings and the overall cleanliness of the town centre.

Action Points:

- Address the impact of traffic in certain areas of the town centre;
- Promote improvements to the public realm, to increase accessibility for pedestrians;
- Improve the presence of cafes, restaurants, pubs, clubs and cultural and community facilities;

## Inverurie

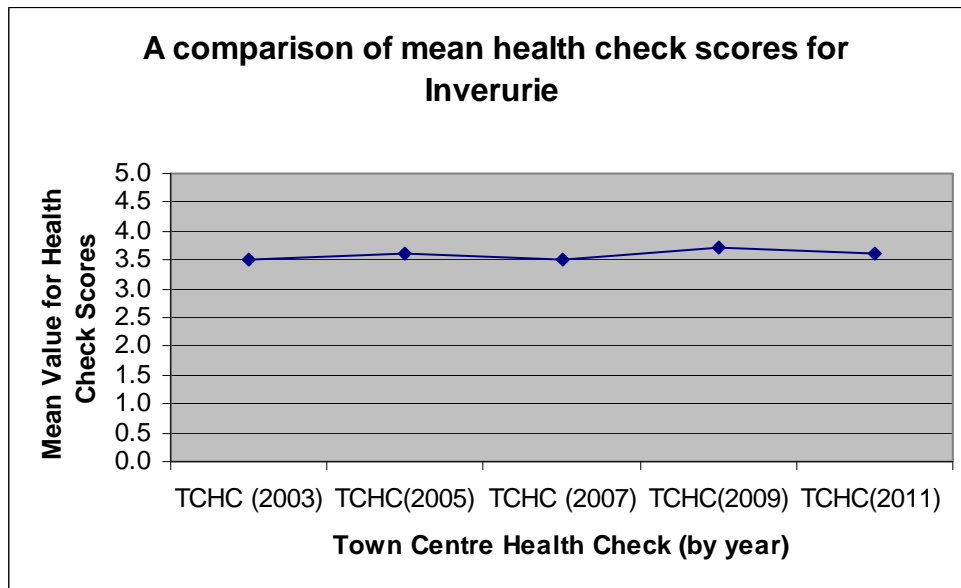
### Results for Inverurie – 2011 Health Check

- 3.30 Inverurie town centre is ranked joint first of the nine town centres considered within the 2011 study. The quality of the town centre environment is high, due to its historical roots and the town square around Market Place which is quaint. But certain shopping precincts on the edge of the town centre such as the Co-op and Farmfoods on Blackhall Road and the Garioch Centre are characterless. The town centre is clean with there being evidence of considerable investment being carried out recently to a significant number of shops.
- 3.31 Inverurie has the third lowest vacancy rate in the study after Stonehaven and Ellon. It also has the best number of multiple retailers present out of the other town centres this is in part due to the Tesco Superstore on the edge of the centre and the retail park next to the railway station which includes Argos, Halfords, Currys and Homebase. With the high number of multiple retailers it also has a good number and quality of specialist independent shops as well, with a wide range of retail types being represented and only an off licence not being available.
- 3.32 A negative aspect of the town centre is the impact that traffic has upon it with a busy main road running through the middle of it. There are none or very minimal traffic calming measures in place to reduce this impact and this has also made the provision of facilities for cyclists poor with there being no cycle lanes or boxes and this has led to a number of cyclists travelling along the pavements. There is also a poor ease of movement for the less mobile due to there being few crossings on such a busy road.
- 3.33 With regard to the sets of indicators provided in Table 1 of Appendix 1, Inverurie scores some of the highest scores each time against the other town centres. Stonehaven has a similar score to Inverurie in terms of retailer representation and accessibility with Inverurie just scoring marginally better in both cases.

### Results for Inverurie – 2003 to 2011

- 3.34 The 2011 average score for Inverurie town centre has decreased slightly since the 2009 study (see figure 6 overleaf). Given that this comparison may be variously interpreted (see paragraph 3.4) the variation is not considered to be significant. As such, the results indicate that the vitality and viability of the town centre has not altered since 2003, relative to the other eight towns in the study.

Figure 6: 2003-2011 Mean Health Check scores for Inverurie town centre



2011 Town Centre Health Check Key Facts – Inverurie

- Only three vacant retail units within the town centre;
- The quality of the town centre environment is high;
- There is a reasonably good diversity of uses, with only two retail categories not being represented;
- There is a negative impact of traffic on pedestrian environment, with none or very minimal traffic calming in place;
- Has the highest amount of well-known high street retailers (the high street multiples) out of the other eight town centres;
- The quality of public transport is high in the town with several bus routes connecting the town, the surrounding area and also further afield. There is also a railway station which is within walking distance of the town centre.
- Little provision for cyclists within the town centre, with many cyclists travelling on the pavement.

**Action Points:**

- Promote improvements to accessibility, improving the negative impact of traffic in the town centre and ease of movement through more pedestrian crossings;
- Improve the facilities for cyclists through the provision of lanes and boxes.

## Peterhead

### Results for Peterhead – 2011 Health Check

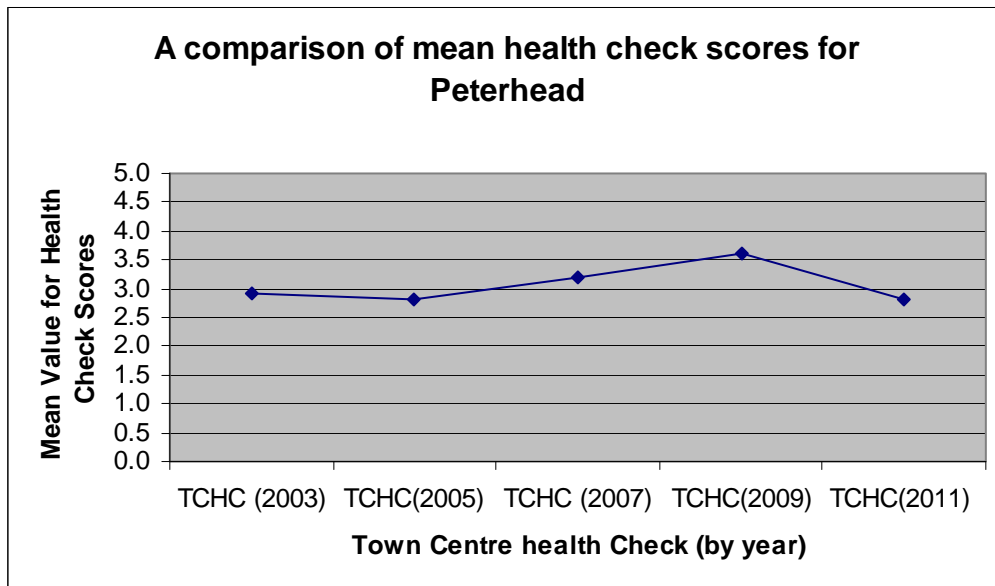
- 3.35 Peterhead town centre is ranked fourth out of the nine town centres considered within the 2011 study. The pedestrianised environment along Marischal Street and at Drummer's Corner provides for ease of movement by foot, throughout a large part of the shopping area. It also limits the impact of traffic on the town centre. However, its cobbled surface makes movement difficult for the less mobile.
- 3.36 The cleanliness of the town centre is generally good and open space at Drummer's Corner was observed to be well used. The public realm in this area is of a high quality, with distinctive street furniture and clear street signage.
- 3.38 Peterhead scores satisfactorily with regards to the "diversity of uses" indicator. Although a diverse range of shops are present within the town centre four categories are unrepresented including off licences, greengrocers, cars/motorcycles and laundrettes. The availability of food shopping is poor within the town centre but there is a good variety of specialist independent shops. In addition, high proportions of the retail premises within Peterhead operate as hairdressers or food and drink uses. The high presence of these retail uses, along with the number of unrepresented categories has an adverse affect on the town's diversity of uses. There is some evidence of recent investment by retailers in the town centre especially with there being the recently opened Iceland on Marischal Street. In addition, the overall signage and appearance of shops is satisfactory.
- 3.39 With regard to the sets of indicators provided in Table 1 of Appendix 1, Peterhead scores higher than the eight other town centres in terms of accessibility. This reflects the high scores given due to the ease of movement for pedestrians and the relatively high number of transport routes connecting the town centre to other areas. By contrast, it scores particularly poorly with regard to vacant properties compared to other town centres. This is because it has the fourth highest number of vacant retail units in the study and the second largest amount of vacant floorspace which is due to large retail premises lying vacant within the town centre.

### Results for Peterhead – 2003 to 2011

- 3.40. The 2011 average score for Peterhead town centre is significantly lower in value than the averages obtained from the 2007 and 2009 health check studies (see Figure 7 overleaf). Given that this comparison can be variously interpreted (see paragraph 3.4) the variation is not considered to be that significant. However, there is concern that the vitality and viability of Peterhead has decreased slightly since the 2009 health check, relative to the other eight towns in the study.



Figure 7: 2003-2011 Mean Health Check scores for Peterhead town centre



#### 2011 Town Centre Health Check Key Facts – Peterhead

- A lack of food shopping within the town centre;
- A fairly high number of vacant retail premises within the town centre;
- There is a good ease of movement for pedestrians within the town centre due to the main shopping streets being pedestrianised, which allows easier movement for the less mobile through having wide pavements, and flattened kerbs at appropriately placed pedestrian crossings;
- The number and quality of public transport routes are good in the town;
- There is a large amount of small independent shops;
- Little provision for cyclists, with no cycle racks or lanes within the town centre.

#### Action points:

- Improve the availability of food shopping within the centre;
- Address the problem of vacant units across the centre, especially the large ones;
- Improve the provision for cyclists throughout the town.

## Stonehaven

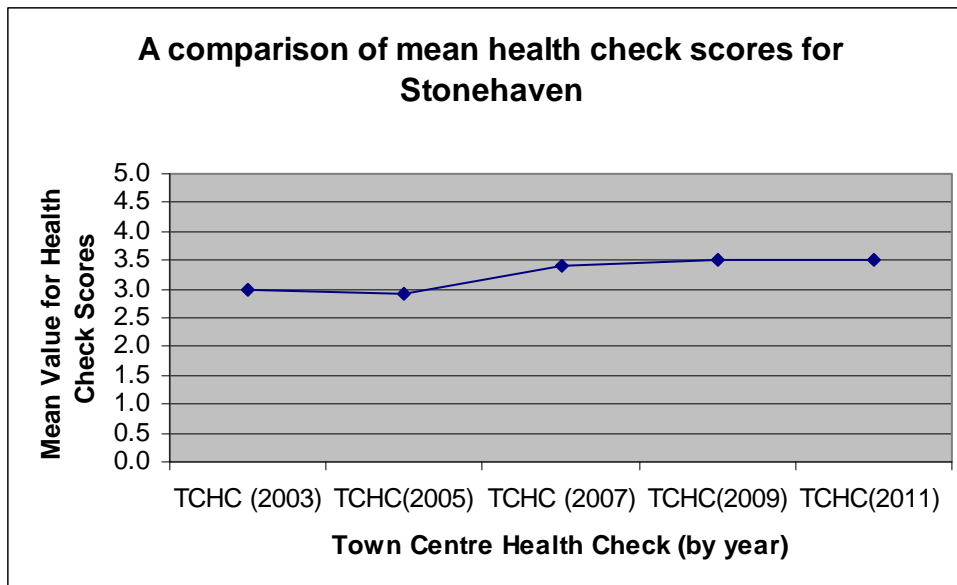
### Results for Stonehaven – 2011 Health Check

- 3.41 Stonehaven town centre is ranked joint second out of the nine town centres considered within the 2011 study. The town centre contains a diverse range of shop types with only five types not being represented. It has the third highest number of service units compared with the other eight centres and is only the fourth largest in terms of population. There is a low vacancy rate in the town with it having dropped further from the previous study. The appearance and quality of the town centre is very good with many buildings around the historic town square being quite ornate and grand, while the beach is very close to the town centre there is very little open space and no significant areas for seating within the actual centre itself.
- 3.42 There is good infrastructure in place for visitors to the town centre with it being well sign posted in traditional iron signing, a tourist information shop on the main throughfare and public conveniences within a short walking distance of the centre. There is a relatively good ease of movement within Stonehaven due to it having a grid iron pattern layout with some pedestrian crossings, however Allardice Street and Evan Street are particularly busy with traffic, which does make it harder to move around especially as there are very little traffic calming measures in place.
- 3.43 The negative aspects of the town centre concern the issue of accessibility. Traffic has a significant detrimental impact on parts of the shopping environment and car parking is thought to be the worst relative to the eight other town centres. The town has a good number of public transport routes connecting the centre to other areas and it benefits from its location on the railway line. The bus stops are also of good quality and situated in a central location with a wealth of information regarding timetables etc., also a taxi rank is present outside the market building. The steep inclines to the west of the centre up Evan and Mary Street, along with the narrow pavements which are often busy can also make the ease of movement for the less mobile difficult at times.
- 3.44 With regard to the sets of indicators provided in Table 1 of Appendix 1, Stonehaven scores satisfactorily in terms of the quality of the town centre environment. This is due to the improved quality of buildings, and availability of visitor infrastructure along with a continual good appearance of properties and level of cleanliness. Accessibility is one of the main issues regarding Stonehaven although it has improved slightly since the last study and appears to be about average compared to the eight other centres, it is still something that needs to be addressed to improve the town.

### Results for Stonehaven – 2003 to 2011

- 3.45 The 2011 average score for Stonehaven town centre has remained the same since the 2009 study (see Figure 8 overleaf). Therefore the vitality and viability of the town centre has not altered but the increase observed in the accessibility indicators (from 2003 through to 2011) and the improvement in the quality of the town centre environment is encouraging.

Figure 8: 2003-2011 Mean Health Check scores for Stonehaven town centre.



#### 2011 Town Centre Health Check Key Facts – Stonehaven

- A small amount of vacant retail units;
- There is a good diversity of retail uses, with only five uses not being identified, making it one of the best in this study for this indicator;
- The best number of public transport routes available in the study, including having a railway station close to the centre;
- Traffic has a negative impact on the town centre due to the high volume of traffic, lack of calming measures, pedestrian crossings and the poor use of car parking facilities especially in the town square;
- Little provision for cyclists within the town centre, no cycle lanes or storage is present;
- There is a good variety of specialist independent shops and very few discount shops;
- There is a good feeling of security throughout Stonehaven's town centre due to it being busy and having a predominantly open streetscape.

#### Action Points:

- Try to find a solution for the car parking problem and create more provisions for cyclists in the area;
- Improve the impact of traffic in the centre through traffic calming measures.

## Turriff

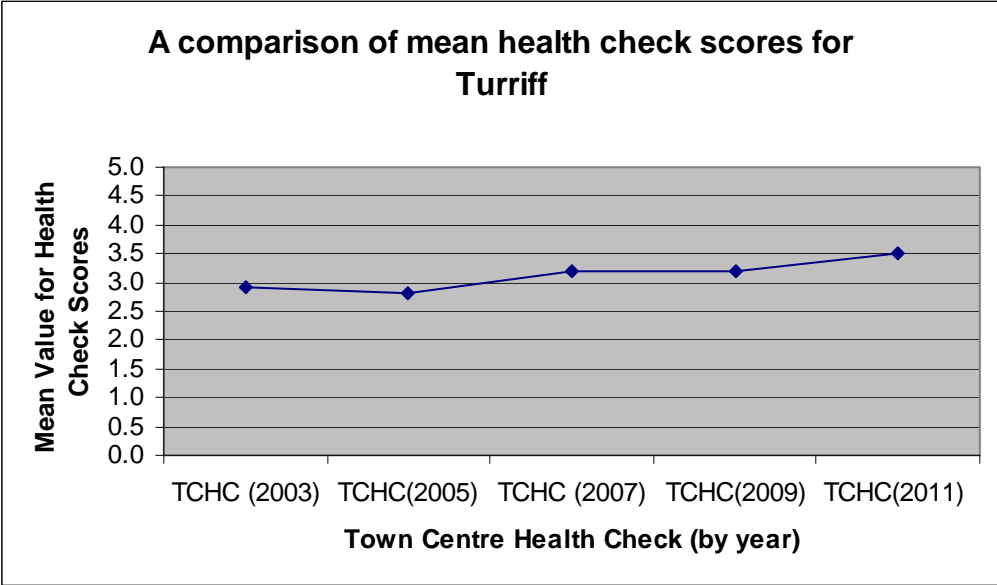
### Results for Turriff – 2011 Health Check

- 3.46 Turriff town centre is ranked joint second out of the nine town centres considered within the 2011 study. The town centre environment is of a high quality, with shop frontages being kept in a good condition, with them remaining traditional while having modern functional signage fitted. The streets are also very clean with there being no litter or graffiti present. The diversity of retail uses is reasonably good with there being a very good presence of financial and professional services, along with only one low cost discount shop being located in the town centre. There are a good variety of specialist independent stores but very few multiple retailers thus giving the town the lowest score for this category against all other towns.
- 3.47 There is a small amount of vacant properties in the centre which are in a good condition meaning they do not stand out and blend in well with the surrounding properties. Car parking is readily available within the town so it is not usually an issue for visitors, although there is a lack of visitor signage to help direct a tourist around the town. Traffic has a negative impact on the ease of pedestrian movement within the town with there being several busy roads going through the centre which makes it vehicle dominated. This is also exacerbated by the lack of crossing points in the town and there being no traffic calming measures present.
- 3.48 Regarding the issue of accessibility, the number of public transport routes connecting Turriff to other areas is low, relative to the other centres. But the quality of public transport infrastructure is slightly better due to the bus stops being located centrally, and being in good condition. No taxi ranks were identified to be present though. In addition, the ease of movement for the less mobile is adequate with drop kerbs being located at convenient points and the topography of the town being relatively flat.
- 3.49 Although Turriff is the smallest town out of the nine studied and lacks the presence of multiple retailers it still scores relatively well in terms of diversity of retail uses. Furthermore, the town scored relatively well with regards to accessibility as it has good car parking facilities and is very accessible for pedestrians including the less mobile.

### Results for Turriff – 2003 to 2011

- 3.50 The 2011 average score for Turriff town centre has significantly increased since the previous study in 2009 (see Figure 9 overleaf). Given that this comparison may be variously interpreted (see paragraph 3.4), the variation is not considered to be significant. As such, the results indicate that the vitality and viability of Turriff has not appreciably altered since 2003, although the overall increase observed in the score for the diversity of retail uses, the increase in variety of specialist independent shops and vacant property sets of indicators (from 2003 to 2011) may be taken to be encouraging.

Figure 9: 2003-2011 Mean Health Check scores for Turriff town centre.



2011 Town Centre Health Check Key Facts – Turriff

- A small number of vacant retail premises being present within the town centre, which are in a good condition and do not stand out;
- A high quality, safe shopping environment, although being predominantly dominated by vehicle movements;
- Relatively few well-known high street retailers (multiple retailers);
- Little provision for cyclists within the town centre, with no lanes or storage facilities present;
- A good diversity of retail uses present, especially due to the size of the town;
- Very little quality open space within the defined town centre, although extensive areas of green space are only a short walking distance away;
- There are a good variety of pubs scattered throughout the town, as well as there being a small museum located in the centre.

Action Points:

- Promote investment to attract well-known high street retailers;
- Improve the town square to provide some sort of communal area which the centre lacks;
- Provide traffic calming measures and more pedestrian crossings to reduce the impact of traffic and encourage further pedestrian movements.

## Appendix One

### Results of the Town Centre Health Checks 2011

|  | Indicator   | Stonehaven | Peterhead | Inverurie | Ellon | Banff | Fraserburgh | Turriff | Huntly | Banchory |
|--|---|------------|-----------|-----------|-------|-------|-------------|---------|--------|----------|
| Name of Indicators                         |   |            |           |           |       |       |             |         |        |          |
| Retailer representation                    | Number of multiple retailers                      | 4          | 4         | 4         | 2     | 2     | 3           | 1       | 2      | 1        |
|  | Variety of specialist independent shops           | 3          | 4         | 4         | 4     | 2     | 3           | 4       | 4      | 4        |
|  | Existence and quality of a farmers market         | 4          | 2         | 4         | 3     | 4     | 1           | 2       | 4      | 4        |
|  | Availability of food shopping                     | 3          | 1         | 2         | 2     | 2     | 3           | 3       | 3      | 2        |
|  | Evidence of recent investment by retailers        | 3          | 3         | 4         | 3     | 3     | 2           | 4       | 2      | 4        |
|  | Retailer demand                                   | N/A        | N/A       | N/A       | N/A   | N/A   | N/A         | N/A     | N/A    | N/A      |
|  | Presence and number of charity shops              | 3          | 2         | 3         | 3     | 3     | 2           | 2       | 3      | 3        |
|  | Presence and number of low quality discount shops | 3          | 4         | 3         | 5     | 5     | 3           | 4       | 5      | 5        |
|  |   | 23         | 20        | 24        | 22    | 21    | 17          | 20      | 23     | 23       |
| Accessibility                              | Ease of pedestrian movement                       | 3          | 4         | 3         | 3     | 3     | 3           | 4       | 2      | 4        |
|  | Provision of facilities for cyclists              | 2          | 1         | 3         | 1     | 2     | 1           | 3       | 2      | 2        |
|  | Traffic Impact                                    | 3          | 4         | 3         | 3     | 3     | 4           | 3       | 3      | 3        |
|  | Car parking                                       | 1          | 5         | 4         | 4     | 3     | 3           | 4       | 3      | 3        |
|  | Number of public transport routes                 | 5          | 4         | 4         | 4     | 2     | 3           | 2       | 2      | 3        |
|  | Quality of public transport                       | 4          | 4         | 4         | 3     | 3     | 3           | 3       | 3      | 3        |
|  | Ease of movement for the less mobile              | 4          | 3         | 4         | 3     | 3     | 2           | 4       | 3      | 4        |
|  |   | 22         | 25        | 25        | 21    | 19    | 19          | 23      | 18     | 22       |
| Diversity of uses, number & range of shops | Diversity of uses                                 | 3.5        | 3         | 3.5       | 2.5   | 4     | 3           | 3.5     | 3      | 2.5      |
|  | Presence of financial and professional services   | 4          | 4         | 4         | 5     | 4     | 3           | 5       | 4      | 4        |
|  | Presence of cafes & restaurants                   | 4          | 4         | 4         | 2     | 2     | 2           | 3       | 2      | 4        |
|  | Presence of pubs and clubs                        | 2          | 5         | 4         | 2     | 3     | 2           | 4       | 2      | 5        |
|  | Presence of cultural & community facilities       | 3          | 3         | 4         | 2     | 2     | 3           | 4       | 2      | 3        |
|  |   | 16.5       | 19        | 19.5      | 13.5  | 15    | 13          | 19.5    | 13     | 18.5     |
| Quality of town centre environment         | Appearance of properties                          | 4          | 3         | 4         | 4     | 3     | 2           | 4       | 3      | 5        |
|  | Overall cleanliness                               | 4          | 3         | 4         | 5     | 4     | 3           | 4       | 4      | 5        |
|  | Quality of building                               | 4          | 3         | 4         | 4     | 4     | 2           | 4       | 4      | 5        |
|  | Presence and quality of open space                | 4          | 2         | 4         | 3     | 2     | 3           | 3       | 2      | 3        |
|  | Availability of visitor infrastructure            | 4          | 2         | 3         | 2     | 4     | 3           | 3       | 4      | 5        |
|  |   | 17         | 13        | 19        | 18    | 17    | 13          | 18      | 17     | 23       |
| Vacant properties                          | Vacancy Rate                                      | 5          | 3         | 4         | 4     | 1     | 1           | 5       | 1      | 4        |
|  | Vacant Floorspace                                 | 5          | 2         | 2         | 2     | 1     | 3           | 5       | 1      | 3        |
|  | Effect of vacant premises on the town centre      | 4          | 2         | 4         | 3     | 2     | 1           | 4       | 3      | 4        |
|  |   | 14         | 7         | 10        | 9     | 4     | 5           | 14      | 5      | 11       |
| Safety and security                        | Feeling of security                               | 5          | 2         | 4         | 4     | 5     | 3           | 5       | 4      | 5        |
|  | Recorded crime                                    | 4          | 1         | 3         | 4     | 3     | 2           | 4       | 3      | 4        |
|  |   | 5          | 2         | 4         | 4     | 5     | 3           | 5       | 4      | 5        |
| Pedestrian flows<br>Commercial performance | Volume of pedestrian flows                        | 3          | 2         | 3         | 3     | 2     | 2           | 3       | 4      | 3        |
|  | Rental values                                     | 3          | 2         | 4         | 3     | 1     | 2           | 3       | 1      | 4        |
|  |   | 6          | 4         | 7         | 6     | 3     | 4           | 6       | 5      | 7        |
| TOTAL                                      |   | 103.5      | 90        | 108.5     | 93.5  | 24    | 74          | 105.5   | 85     | 109.5    |
| AVERAGE                                    |   | 3.6        | 3.0       | 3.7       | 3.1   | 2.9   | 2.5         | 3.7     | 2.8    | 3.7      |

\* All averages calculated by dividing total scores by number of indicators available.

## Results of the Town Centre Health Checks 2009

| Name of Indicators                         | Indicator   | Stonehaven | Peterhead | Inverurie | Ellon | Banff | Frasburgh | Turriff | Huntly | Banchory |
|--|---|------------|-----------|-----------|-------|-------|-----------|---------|--------|----------|
| Retailer representation                    | Number of multiple retailers                      | 4          | 4         | 5         | 3     | 2     | 3         | 1       | 3      | 3        |
|  | Variety of specialist independent shops           | 4          | 4         | 4         | 4     | 2     | 3         | 4       | 4      | 5        |
|  | Existence and quality of a farmers market         | 4          | 2         | 4         | 3     | 4     | 1         | 2       | 4      | 4        |
|  | Availability of food shopping                     | 3          | 1         | 2         | 2     | 2     | 2         | 3       | 3      | 2        |
|  | Evidence of recent investment by retailers        | 4          | 4         | 4         | 4     | 3     | 2         | 4       | 3      | N/A      |
|  | Retailer demand                                   | N/A        | N/A       | N/A       | N/A   | N/A   | N/A       | N/A     | N/A    | N/A      |
|  | Presence and number of charity shops              | 3          | 2         | 3         | 3     | 4     | 3         | 2       | 3      | 4        |
|  | Presence and number of low quality discount shops | 4          | 4         | 5         | 5     | 3     | 2         | 5       | 4      | 5        |
|  |   | 26         | 21        | 27        | 24    | 20    | 16        | 21      | 24     | 23       |
| Accessibility                              | Ease of pedestrian movement                       | 3          | 5         | 3         | 2     | 3     | 4         | 2       | 3      | N/A      |
|  | Provision of facilities for cyclists              | 2          | 2         | 1         | 1     | 1     | 1         | 1       | 1      | N/A      |
|  | Traffic Impact                                    | 2          | 5         | 2         | 1     | 2     | 4         | 2       | 1      | N/A      |
|  | Car parking                                       | 1          | 5         | 4         | 4     | 3     | 3         | 4       | 3      | 3        |
|  | Number of public transport routes                 | 5          | 4         | 4         | 4     | 2     | 3         | 2       | 2      | 3        |
|  | Quality of public transport                       | 4          | 5         | 5         | 2     | 2     | 3         | 3       | 3      | N/A      |
|  | Ease of movement for the less mobile              | 3          | 4         | 2         | 2     | 1     | 2         | 3       | 2      | N/A      |
|  |   | 20         | 30        | 21        | 16    | 14    | 20        | 17      | 15     | 6        |
| Diversity of uses, number & range of shops | Diversity of uses                                 | 4          | 3.5       | 3.5       | 2.5   | 4     | 3.5       | 3.5     | 3.5    | 2.5      |
|  | Presence of financial and professional services   | 4          | 4         | 4         | 5     | 4     | 3         | 5       | 4      | 4        |
|  | Presence of cafes & restaurants                   | 3          | 4         | 2         | 2     | 2     | 2         | 3       | 2      | 4        |
|  | Presence of pubs and clubs                        | 2          | 5         | 4         | 2     | 3     | 2         | 4       | 2      | 5        |
|  | Presence of cultural & community facilities       | 3          | 4         | 4         | 2     | 2     | 3         | 4       | 2      | 3        |
|  |   | 16         | 20.5      | 17.5      | 13.5  | 15    | 13.5      | 19.5    | 13.5   | 18.5     |
| Quality of town centre environment         | Appearance of properties                          | 4          | 3         | 5         | 4     | 3     | 2         | 4       | 5      | N/A      |
|  | Overall cleanliness                               | 4          | 3         | 4         | 5     | 4     | 4         | 5       | 4      | N/A      |
|  | Quality of building                               | 4          | 4         | 4         | 3     | 4     | 3         | 3       | 5      | N/A      |
|  | Presence and quality of open space                | 4          | 4         | 3         | 2     | N/A   | 2         | 2       | 3      | N/A      |
|  | Availability of visitor infrastructure            | 5          | 4         | 4         | 3     | 4     | 2         | 3       | 5      | N/A      |
|  |   | 21         | 18        | 20        | 17    | 15    | 13        | 17      | 22     | 0        |
| Vacant properties                          | Vacancy Rate                                      | 4          | 2         | 5         | 5     | 2     | 1         | 4       | 2      | 4        |
|  | Vacant Floorspace                                 | 3          | 1         | 4         | 5     | 2     | 2         | 3       | 2      | 4        |
|  | Effect of vacant premises on the town centre      | 4          | 3         | 5         | 5     | 2     | 2         | 4       | N/A    | N/A      |
|  |   | 11         | 6         | 14        | 15    | 6     | 5         | 11      | 4      | 8        |
| Safety and security                        | Feeling of security                               | 5          | 4         | 4         | 4     | 4     | 3         | 4       | 4      | N/A      |
|  | Recorded crime                                    | N/A        | N/A       | N/A       | N/A   | N/A   | N/A       | N/A     | N/A    | N/A      |
|  |   | 5          | 4         | 4         | 4     | 4     | 3         | 4       | 4      | 0        |
| Pedestrian flows                           | Volume of pedestrian flows                        | 3          | 4         | 2         | 3     | 4     | 3         | 4       | N/A    | N/A      |
|  | Rental values                                     | 4          | 3         | 4         | 3     | 1     | 2         | 2       | 1      | 3        |
| Commercial performance                     |   | 7          | 7         | 6         | 6     | 5     | 5         | 6       | 1      | 3        |
| TOTAL                                      |   | 106        | 107       | 110       | 95.5  | 79    | 75.5      | 95.5    | 83.5   | 58.5     |
| AVERAGE                                    |   | 3.5        | 3.6       | 3.7       | 3.2   | 2.7   | 2.5       | 3.2     | 3.0    | 3.7      |

\* All averages calculated by dividing total scores by number of indicators available.

## Results of the Town Centre Health Checks 2007

| Name of set of Indicators                             | Indicator   | Stonehaven | Peterhead | Inverurie | Ellon | Banff | Fraserburgh | Turriff | Huntly | Banchory |
|---|---|------------|-----------|-----------|-------|-------|-------------|---------|--------|----------|
| <b>Retailer representation</b>                        | Number of multiple retailers                      | 4          | 4         | 4         | 3     | 2     | 3           | 1       | 2      | 3        |
|   | Variety of specialist independent shops           | 4          | 4         | 4         | 4     | 3     | 3           | 4       | 4      | 5        |
|   | Existence and quality of a farmers market         | 4          | 2         | 4         | 3     | 4     | 1           | 2       | 4      | 4        |
|   | Availability of food shopping                     | 3          | 1         | 2         | 2     | 1     | 2           | 3       | 3      | 2        |
|   | Evidence of recent investment by retailers        | 4          | 3         | 4         | 3     | 3     | 1           | 3       | 2      | 5        |
|   | Retailer demand                                   | N/A        | N/A       | N/A       | N/A   | N/A   | N/A         | N/A     | N/A    | N/A      |
|   | Presence and number of charity shops              | 3          | 2         | 3         | 4     | 3     | 3           | 2       | 3      | 4        |
|   | Presence and number of low quality discount shops | 4          | 3         | 5         | 4     | 2     | 2           | 5       | 4      | 5        |
|   |   | 26         | 19        | 26        | 23    | 18    | 15          | 20      | 22     | 28       |
| <b>Accessibility</b>                                  | Ease of pedestrian movement                       | 3          | 5         | 3         | 3     | 2     | 2           | 3       | 3      | 4        |
|   | Provision of facilities for cyclists              | 2          | 2         | 2         | 2     | 1     | 1           | 1       | 2      | 2        |
|   | Traffic Impact                                    | 2          | 5         | 2         | 1     | 3     | 4           | 4       | 2      | 4        |
|   | Car parking                                       | 1          | 3         | 3         | 4     | 3     | 3           | 5       | 3      | 3        |
|   | Number of public transport routes                 | 5          | 4         | 4         | 4     | 3     | 3           | 2       | 3      | 2        |
|   | Quality of public transport                       | 3          | 3         | 4         | 4     | 3     | 4           | 4       | 3      | 4        |
|   | Ease of movement for the less mobile              | 2          | 3         | 3         | 2     | 2     | 2           | 2       | 2      | 4        |
|   |   | 18         | 25        | 21        | 20    | 17    | 19          | 21      | 18     | 23       |
| <b>Diversity of uses, number &amp; range of shops</b> | Diversity of uses                                 | 4          | 3.5       | 3         | 2     | 3.5   | 4           | 4       | 3.5    | 2.5      |
|   | Presence of financial and professional services   | 4          | 3         | 4         | 5     | 4     | 3           | 5       | 4      | 4        |
|   | Presence of cafes & restaurants                   | 3          | 4         | 2         | 2     | 3     | 2           | 3       | 2      | 4        |
|   | Presence of pubs and clubs                        | 2          | 4         | 4         | 2     | 3     | 2           | 2       | 2      | 5        |
|   | Presence of cultural & community facilities       | 3          | 2         | 4         | 2     | 2     | 3           | 2       | 2      | 3        |
|   |   |            | 16        | 16.5      | 17    | 13    | 15.5        | 14      | 16     | 13.5     |
| <b>Quality of town centre environment</b>             | Appearance of properties                          | 4          | 3         | 4         | 3     | 4     | 2           | 4       | 4      | 5        |
|   | Overall cleanliness                               | 4          | 4         | 5         | 4     | 4     | 2           | 4       | 5      | 5        |
|   | Quality of building                               | 3          | 3         | 4         | 3     | 4     | 2           | 5       | 4      | 4        |
|   | Presence and quality of open space                | 3          | 4         | 3         | 4     | 2     | N/A         | N/A     | N/A    | 4        |
|   | Availability of visitor infrastructure            | 4          | 4         | 3         | 4     | 3     | 3           | 4       | 2      | 4        |
|   |   |            | 18        | 18        | 19    | 18    | 17          | 9       | 17     | 15       |
| <b>Vacant properties</b>                              | Vacancy rate                                      | 4          | 2         | 5         | 4     | 1     | 3           | 4       | 1      | 5        |
|   | Vacant floorspace                                 | 4          | 3         | 3         | 3     | 1     | 4           | 4       | 2      | 5        |
|   | Effect of vacant premises on the town centre      | 4          | 3         | 4         | 2     | 2     | 2           | 3       | 3      | 5        |
|   |   |            | 12        | 8         | 12    | 9     | 4           | 9       | 11     | 6        |
| <b>Safety and security</b>                            | Feeling of security                               | 4          | 4         | 5         | 4     | 4     | 3           | 5       | 5      | 5        |
|   | Recorded crime                                    | 4          | 2         | 3         | 4     | 2     | 1           | 5       | 2      | 5        |
|   |   | 8          | 6         | 8         | 8     | 6     | 4           | 10      | 7      | 10       |
| <b>Pedestrian flows Commercial performance</b>        | Volume of pedestrian flows                        | 4          | 3         | 2         | 1     | 3     | 2           | 3       | 5      | 4        |
|   | Rental values                                     | 4          | 3         | 4         | 3     | 1     | 2           | 2       | 1      | 3        |
|   |   | 8          | 6         | 6         | 4     | 4     | 4           | 5       | 6      | 7        |
| <b>TOTAL</b>  |   | 106        | 98.5      | 109       | 95    | 81.5  | 74          | 100     | 87.5   | 123.5    |
| <b>AVERAGE</b>  |   | 3.4        | 3.2       | 3.5       | 3.1   | 2.6   | 2.4         | 3.2     | 2.8    | 4.0      |



## Results of the Town Centre Health Checks 2005

| Name of set of indicators                             | Indicator   | Indicators |           |           |       |       |             |         |        |          |
|---|---|------------|-----------|-----------|-------|-------|-------------|---------|--------|----------|
|   |   | Stonehaven | Peterhead | Inverurie | Elton | Banff | Fraserburgh | Turriff | Huntly | Banchory |
| <b>Retailer representation</b>                        | Number of multiple retailers                      | 3          | 5         | 5         | 5     | 2     | 5           | 2       | 2      | 3        |
|   | Variety of specialist independent shops           | 3          | 3         | 4         | 1     | 3     | 3           | 2       | 3      | 4        |
|   | Existence and quality of a farmers market         | 3          | 3         | 4         | 3     | 4     | 2           | 1       | 1      | 3        |
|   | Availability of food shopping                     | 3          | 2         | 3         | 1     | 2     | 3           | 3       | 3      | 2        |
|   | Evidence of recent investment by retailers        | 3          | 3         | 4         | 3     | 2     | 2           | 3       | 2      | 3        |
|   | Retailer demand                                   | 3          | 3         | 2         | 3     | 3     | 2           | 2       | 3      | 1        |
|   | Presence and number of charity shops              | 4          | 1         | 4         | 3     | 4     | 2           | 3       | 3      | 4        |
|   | Presence and number of low quality discount shops | 3          | 3         | 4         | 4     | 3     | 1           | 4       | 4      | 5        |
|   |   | 25         | 23        | 30        | 23    | 23    | 20          | 20      | 21     | 25       |
| <b>Accessibility</b>                                  | Ease of pedestrian movement                       | 2          | 4         | 3         | 3     | 2     | 3           | 2       | 3      | 4        |
|   | Provision of facilities for cyclists              | 1          | 1         | 1         | 1     | 1     | 1           | 1       | 2      | 1        |
|   | Traffic Impact                                    | 3          | 4         | 2         | 1     | 2     | 3           | 1       | 2      | 2        |
|   | Car parking                                       | 2          | 3         | 5         | 4     | 3     | 2           | 4       | 2      | 1        |
|   | Number of public transport routes                 | 4          | 4         | 5         | 4     | 2     | 5           | 2       | 3      | 3        |
|   | Quality of public transport                       | 3          | 4         | 4         | 2     | 2     | 4           | 3       | 3      | 2        |
|   | Ease of movement for the less mobile              | 2          | 3         | 3         | 1     | 1     | 3           | 3       | 3      | 2        |
|   |   | 17         | 23        | 23        | 16    | 13    | 21          | 16      | 18     | 15       |
| <b>Diversity of uses, number &amp; range of shops</b> | Diversity of uses                                 | 4          | 5         | 5         | 3     | 3     | 5           | 3       | 1      | 1        |
|   | Presence of financial and professional services   | 2          | 2         | 3         | 3     | 3     | 1           | 3       | 2      | 2        |
|   | Presence of cafes & restaurants                   | 4          | 3         | 3         | 5     | 3     | 3           | 3       | 2      | 4        |
|   | Presence of pubs and clubs                        | 2          | 4         | 4         | 2     | 3     | 2           | 2       | 2      | 3        |
|   | Presence of cultural & community facilities       | 3          | 2         | 4         | 2     | 2     | 1           | 3       | 2      | 2        |
|   |   | 15         | 16        | 19        | 15    | 14    | 12          | 14      | 9      | 12       |
| <b>Quality of town centre environment</b>             | Appearance of properties                          | 3          | 3         | 5         | 3     | 3     | 1           | 3       | 3      | 5        |
|   | Overall cleanliness                               | 4          | 4         | 3         | 3     | 4     | 3           | 4       | 4      | 5        |
|   | Quality of building                               | 2          | 2         | 4         | 2     | 3     | 3           | 3       | 4      | 4        |
|   | Presence and quality of open space                | 1          | 2         | 2         | 3     | 2     | 2           | 4       | 3      | 3        |
|   | Availability of visitor infrastructure            | 1          | 2         | 2         | 3     | 4     | 3           | 3       | 2      | 3        |
|   |   | 11         | 13        | 16        | 14    | 16    | 12          | 17      | 16     | 20       |
| <b>Vacant properties</b>                              | Vacancy rate                                      | 3          | 1         | 4         | 4     | 1     | 3           | 3       | 2      | 5        |
|   | Vacant floorspace                                 | 4          | 1         | 2         | 5     | 1     | 2           | 3       | 2      | 1        |
|   | Effect of vacant premises on the town centre      | 3          | 3         | 4         | 4     | 3     | 2           | 4       | 4      | 5        |
|   |   | 10         | 5         | 10        | 13    | 5     | 7           | 10      | 8      | 11       |
| <b>Safety and security</b>                            | Feeling of security                               | 4          | 2         | 4         | 4     | 4     | 1           | 4       | 5      | 5        |
|   | Recorded crime                                    | 4          | 2         | 4         | 4     | 1     | 1           | 5       | 2      | 5        |
|   |   | 8          | 4         | 8         | 8     | 5     | 2           | 9       | 7      | 10       |
| <b>Pedestrian flows</b>                               | Volume of pedestrian flows                        | 3          | 3         | 4         | 3     | 1     | 2           | 2       | 1      | 5        |
|   | Rental values                                     | 3          | 3         | 4         | 3     | 1     | 2           | 2       | 1      | 5        |
| <b>Commercial performance</b>                         |   | 6          | 6         | 8         | 6     | 2     | 4           | 4       | 2      | 10       |
| <b>TOTAL</b>  |   | 92         | 90        | 114       | 95    | 78    | 78          | 90      | 81     | 103      |
| <b>AVERAGE</b>  |   | 2.9        | 2.8       | 3.6       | 3.0   | 2.4   | 2.4         | 2.8     | 2.5    | 3.2      |

## Results of the Town Centre Health Checks 2003

|   | Indicator   | Stonehaven | Peterhead | Inverurie | Ellon | Banff | Frasburgh | Turriff | Huntly | Banchory |
|---|---|------------|-----------|-----------|-------|-------|-----------|---------|--------|----------|
| <b>Indicator</b>                                      |   |            |           |           |       |       |           |         |        |          |
| <b>Retailer representation</b>                        | Number of multiple retailers                      | 3          | 4         | 4         | 3     | 2     | 4         | 2       | 1      | 3        |
|   | Variety of specialist independent shops           | 3          | 3         | 4         | 1     | 3     | 3         | 2       | 3      | 4        |
|   | Existence and quality of a farmers market         | 3          | 3         | 4         | 3     | 4     | 2         | 1       | 1      | 3        |
|   | Availability of food shopping                     | 4          | 2         | 4         | 2     | 2     | 5         | 2       | 3      | 2        |
|   | Evidence of recent investment by retailers        | 3          | 4         | 4         | 2     | 2     | 1         | 3       | 2      | 4        |
|   | Retailer demand                                   | N/A        | N/A       | N/A       | N/A   | N/A   | N/A       | N/A     | N/A    | N/A      |
|   | Presence and number of charity shops              | 2          | 1         | 3         | 3     | 4     | 2         | 3       | 4      | 5        |
|   | Presence and number of low quality discount shops | 3          | 3         | 4         | 4     | 3     | 1         | 4       | 4      | 5        |
|   |   | 21         | 20        | 27        | 18    | 20    | 18        | 17      | 18     | 26       |
| <b>Accessibility</b>                                  | Ease of pedestrian movement                       | 3          | 5         | 3         | 3     | 1     | 2         | 3       | 2      | 3        |
|   | Provision of facilities for cyclists              | 3          | 2         | 2         | 1     | 3     | 1         | 1       | 1      | 2        |
|   | Traffic Impact                                    | 3          | 4         | 2         | 2     | 3     | 3         | 3       | 3      | 2        |
|   | Car parking                                       | 2          | 3         | 5         | 4     | 3     | 2         | 4       | 2      | 1        |
|   | Number of public transport routes                 | 4          | 4         | 5         | 4     | 2     | 5         | 2       | 3      | 3        |
|   | Quality of public transport                       | 3          | 4         | 4         | 4     | 2     | 3         | 2       | 2      | 4        |
|   | Ease of movement for the less mobile              | 2          | 3         | 3         | 1     | 1     | 2         | 3       | 2      | 2        |
|   |   | 20         | 25        | 24        | 19    | 15    | 18        | 18      | 15     | 17       |
| <b>Diversity of uses, number &amp; range of shops</b> | Diversity of uses                                 | 5          | 5         | 4         | 2     | 3     | 5         | 2       | 2      | 2        |
|   | Presence of financial and professional services   | 2          | 2         | 3         | 5     | 3     | 1         | 3       | 1      | 2        |
|   | Presence of cafes & restaurants                   | 4          | 3         | 3         | 4     | 3     | 3         | 3       | 2      | 3        |
|   | Presence of pubs and clubs                        | 2          | 4         | 4         | 2     | 3     | 2         | 2       | 2      | 3        |
|   | Presence of cultural & community facilities       | 3          | 2         | 4         | 2     | 2     | 1         | 3       | 2      | 3        |
|   |   | 16         | 16        | 18        | 15    | 14    | 12        | 13      | 9      | 13       |
| <b>Quality of town centre environment</b>             | Appearance of properties                          | 3          | 3         | 4         | 3     | 2     | 2         | 4       | 3      | 4        |
|   | Overall cleanliness                               | 3          | 4         | 4         | 4     | 4     | 3         | 4       | 4      | 5        |
|   | Quality of building                               | 3          | 3         | 3         | 4     | 4     | 2         | 4       | 4      | 3        |
|   | Presence and quality of open space                | 3          | 3         | 3         | 3     | 3     | 1         | 4       | 2      | 4        |
|   | Availability of visitor infrastructure            | 3          | 2         | 2         | 2     | 2     | 3         | 2       | 4      | 4        |
|   |   | 15         | 15        | 16        | 16    | 15    | 11        | 18      | 17     | 20       |
| <b>Vacant properties</b>                              | Vacancy rate                                      | 2          | 1         | 5         | 4     | 1     | 2         | 3       | 2      | 5        |
|   | Vacant floorspace                                 | 3          | 2         | 2         | 5     | 1     | 4         | 4       | 4      | 5        |
|   | Effect of vacant premises on the town centre      | 3          | 2         | 2         | 5     | 2     | 2         | 4       | 4      | 5        |
|   |   | 8          | 5         | 9         | 14    | 4     | 8         | 11      | 10     | 15       |
| <b>Safety and security</b>                            | Feeling of security                               | 3          | 2         | 3         | 4     | 4     | 2         | 3       | 4      | 4        |
|   | Recorded crime                                    | 4          | 2         | 4         | 4     | 1     | 1         | 5       | 2      | 5        |
|   |   | 7          | 4         | 7         | 8     | 5     | 3         | 8       | 6      | 9        |
| <b>Pedestrian flows</b>                               | Volume of pedestrian flows                        | 3          | 3         | 2         | 1     | 3     | 1         | 4       | 2      | 5        |
| <b>Commercial performance</b>                         | Rental values                                     | 3          | 3         | 4         | 3     | 1     | 2         | 2       | 1      | 5        |
|   |   | 6          | 6         | 6         | 4     | 4     | 3         | 6       | 3      | 10       |
| <b>TOTAL</b>  |   | 93         | 91        | 107       | 94    | 77    | 73        | 91      | 78     | 110      |
| <b>AVERAGE</b>  |   | 3.0        | 2.9       | 3.5       | 3.0   | 2.5   | 2.4       | 2.9     | 2.5    | 3.5      |