

The Northbank

Visitor insights: August 2023

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LONDON
HERITAGE
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Colliers



The Northbank BID

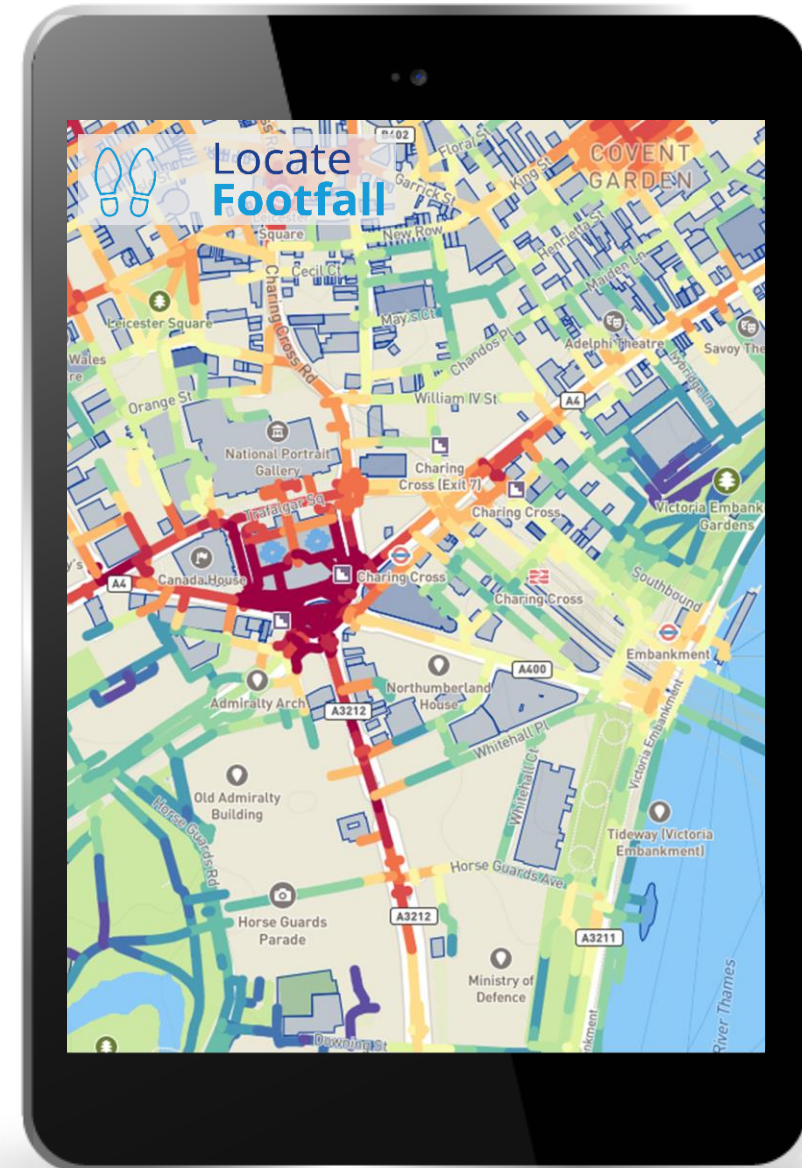
Introduction

Colliers works with the BIDs to provide ongoing visitor insights to support BID managers and members in driving activity and growth across the area.

This monthly report provides key insights from preceding month including information about:

- ✓ Visitor footfall & profile
- ✓ Visitor behaviour

Visitor insights data is sourced from Colliers' LocateFootfall platform and profiled using Experian's Mosaic segmentation. The platform is powered by extensive mobility data covering a growing sample of 15+ million smartphone users.



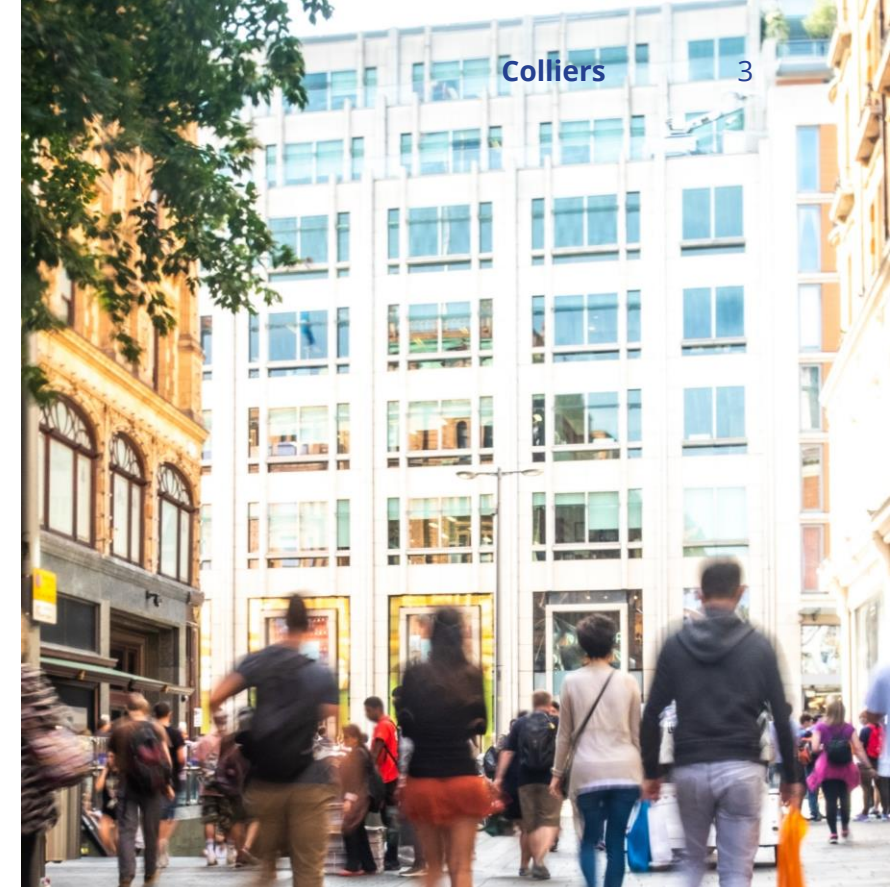
Visitor insights

Visits

Area	Footfall (Millions)	Month-on-Month	Year-on-Year	vs. 2019
The Northbank	12.0	-1.2%	3.2%	-46.2%
Benchmark: West End	18.7	-1.6%	-3.1%	-49.4%

- Visits down 1% month on month, and up 3% vs. the same month in 2022
- Conversely, visits to the West End were down 3% vs. the same month last year
- Visits to The Northbank remain down 46% versus 2019

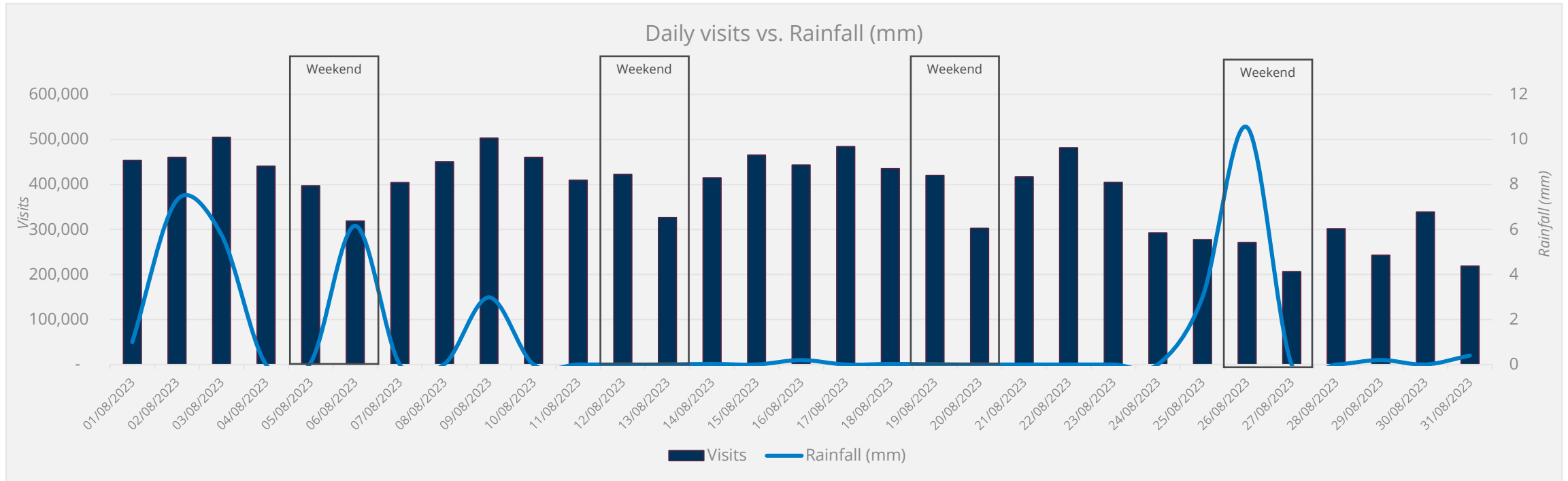
Source: LocateFootfall (Colliers)



- Footfall down 1% month-on-month

Visitor insights

Weather



- Bank holiday Saturday saw the highest rainfall during August, which was also the quietest Saturday in terms of footfall

Visitor insights

Area visits

Area	2023 August	Month-on- Month	Year-on-year	vs. 2019
The Northbank - Total Area	11,963,335	-1.2%	3.2%	-46.2%
Strand - Central	2,159,761	-1.3%	30.5%	-13.2%
Strand - West	2,129,252	-0.5%	5.2%	-52.3%
Maiden Lane + Tavistock	632,588	-2.2%	20.6%	-38.5%
Aldwych D	4,251,600	-1.4%	33.3%	35.8%
Strand Aldwych	430,412	-2.0%	14.6%	-75.1%
Somerset / Arundel	1,718,863	-1.9%	44.3%	0.5%
Riverfront	2,872,804	-1.4%	42.2%	-4.9%
Adelphi	322,220	-1.7%	-34.3%	-69.8%
Victoria Embankment Gardens	402,948	-1.4%	1.8%	-46.3%
Villiers Street	1,104,891	-0.3%	8.2%	-57.5%
Northumberland Avenue	1,994,279	-0.9%	15.5%	-35.9%
Trafalgar Square	4,615,458	-0.9%	39.4%	-6.0%
<i>Benchmark - West End</i>	<i>18,711,205</i>	<i>-1.6%</i>	<i>-3.1%</i>	<i>-49.4%</i>

- Month-on-month visits declined across all areas of The Northbank
- Strong year-on-year growth evident in Riverfront, Trafalgar Sq, Aldwych D and Somerset / Arundel
- Aldwych D and Somerset/Arundel were the only areas to see visits ahead of 2019 levels
 - a result of recent road layout changes?
- Significant decline in visits on Strand Aldwych vs. July 2022

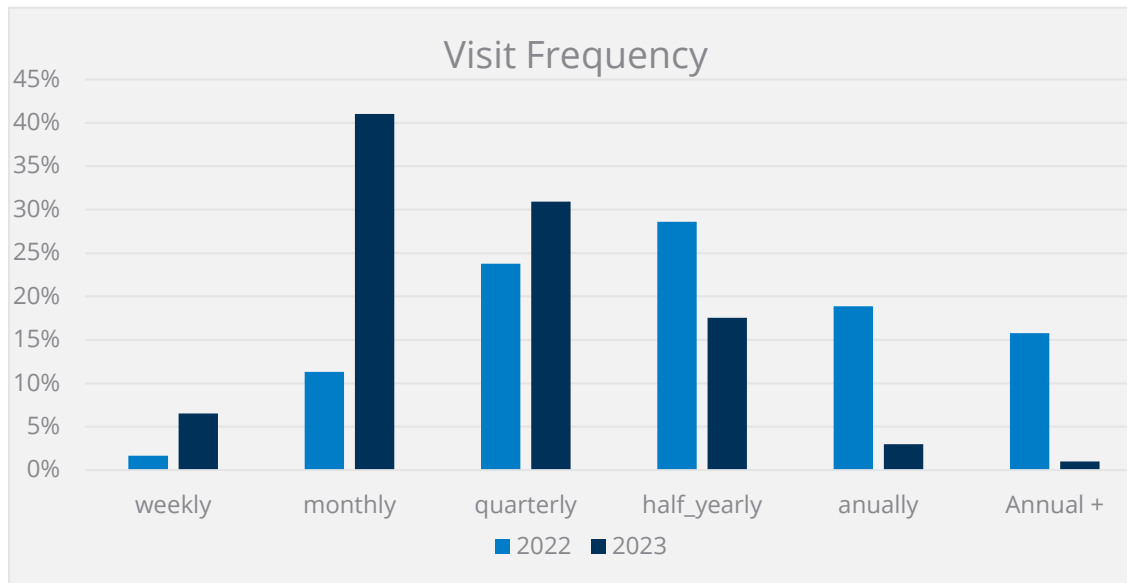
Source: LocateFootfall (Colliers)



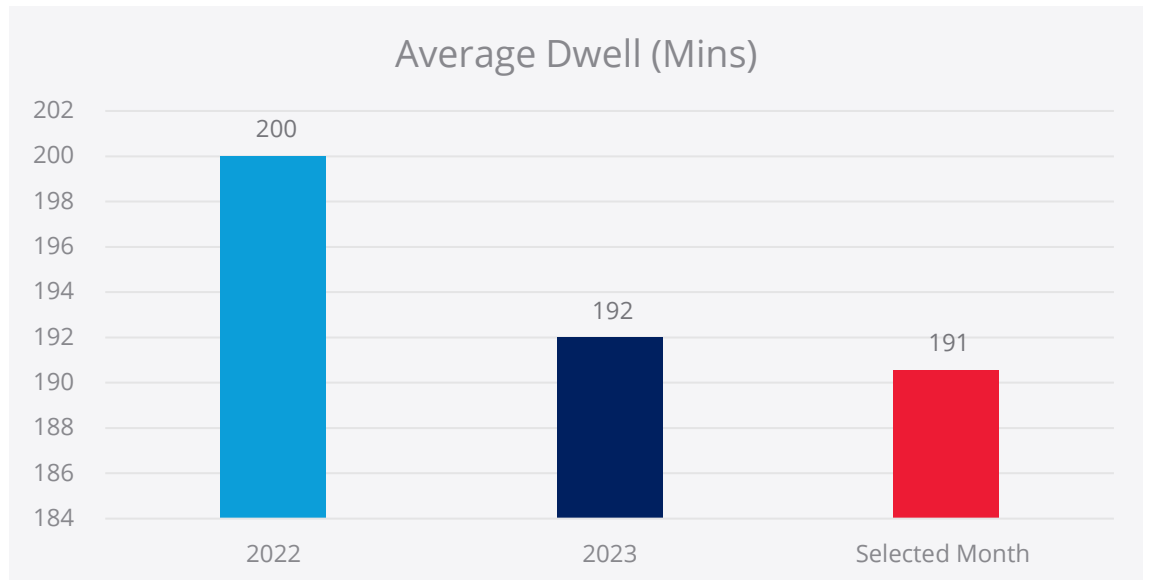
**Locate
Footfall**

Visitor insights

Visit frequency



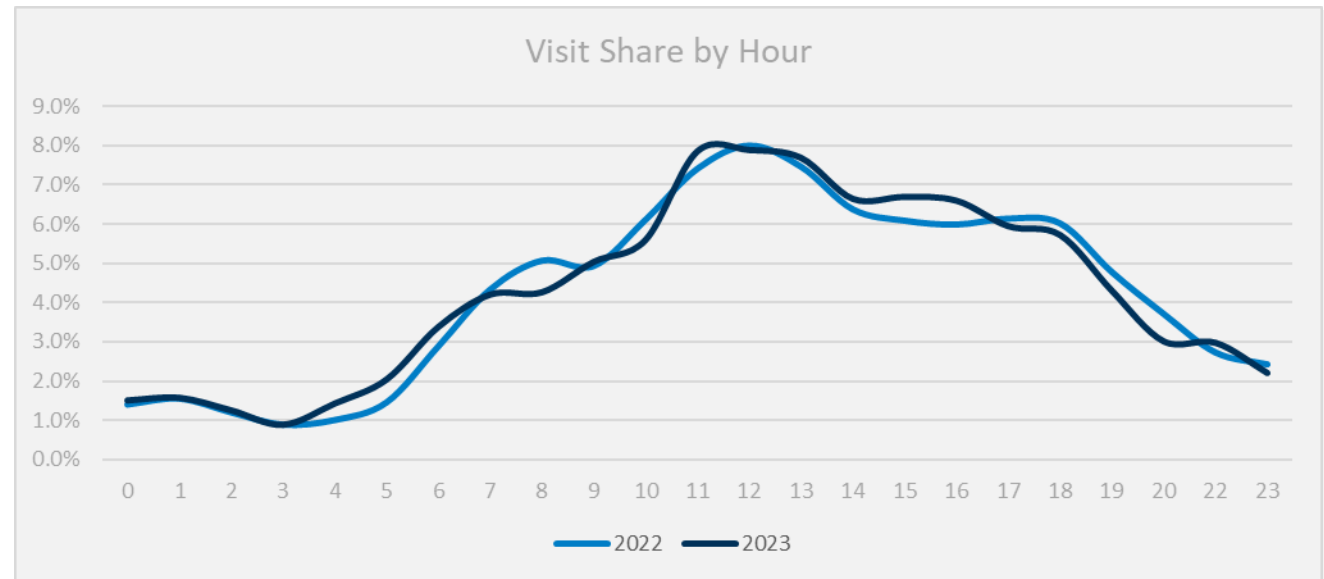
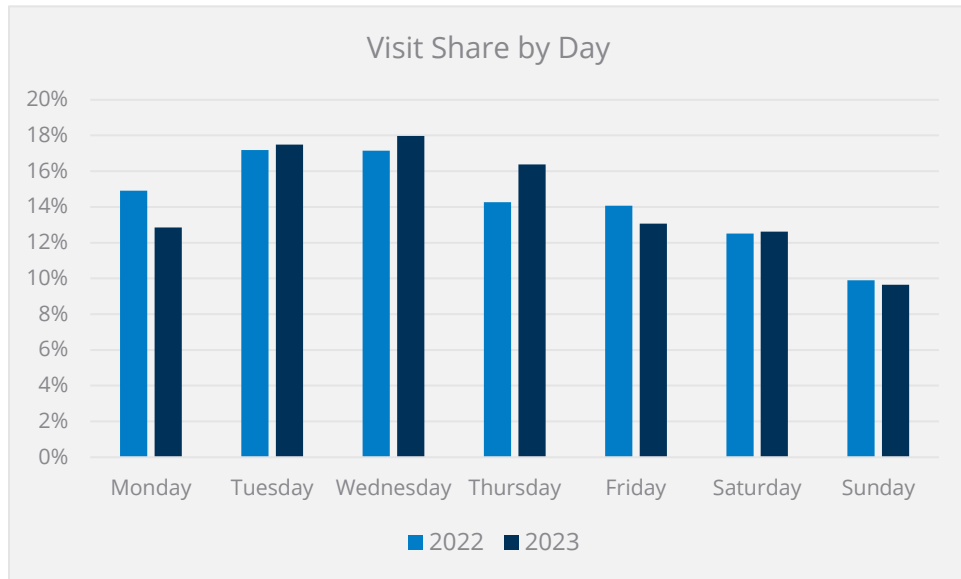
- Increase in proportion of visitors visiting monthly and quarterly



- Dwell time in August consistent vs. 2023 monthly average

Visitor insights

Visits by day and hour

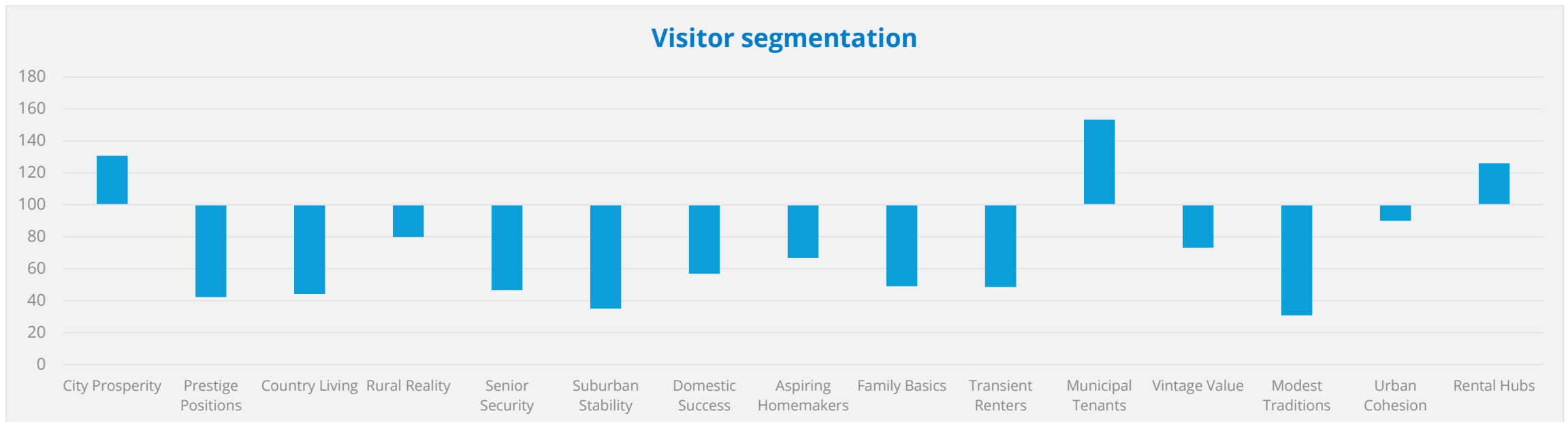


- Throughout the month, Wednesday had the highest proportion of visitors (18%)
- This is consistent with the previous August
- Thursdays saw the biggest positive change in visit mix vs. last year
- Visitor volumes typically peak in the lead up to lunch time

Source: LocateFootfall (Colliers)

Visitor insights

Visitor segmentation

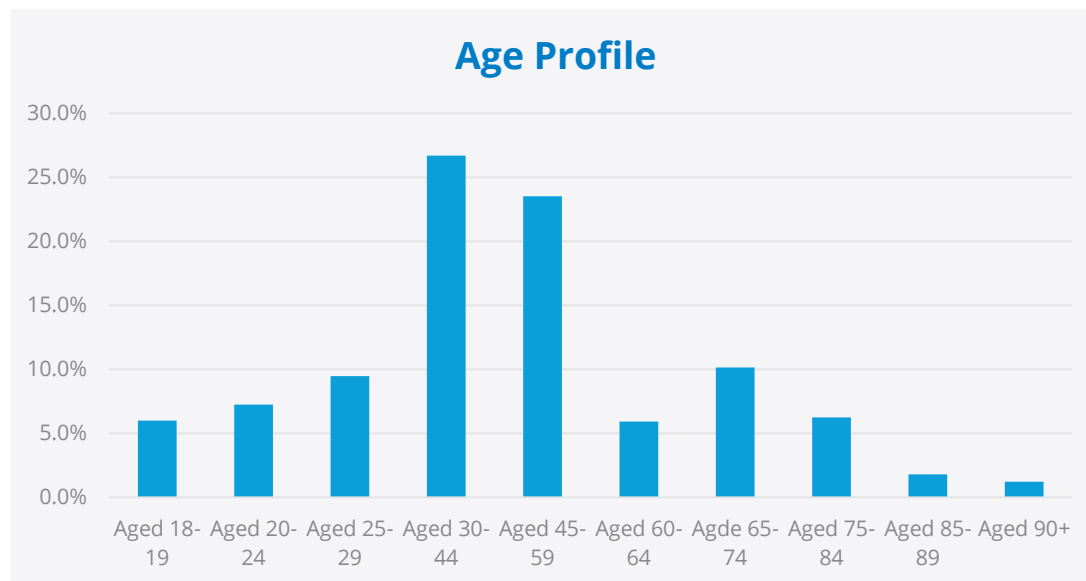


- Visitor profile biased towards 2 Mosaic groups 'City Prosperity' and 'Municipal Tenants'
 - City Prosperity are high-income residents who have expensive homes in desirable metropolitan locations
 - Municipal Tenants are residents who rent inexpensive city homes in central locations

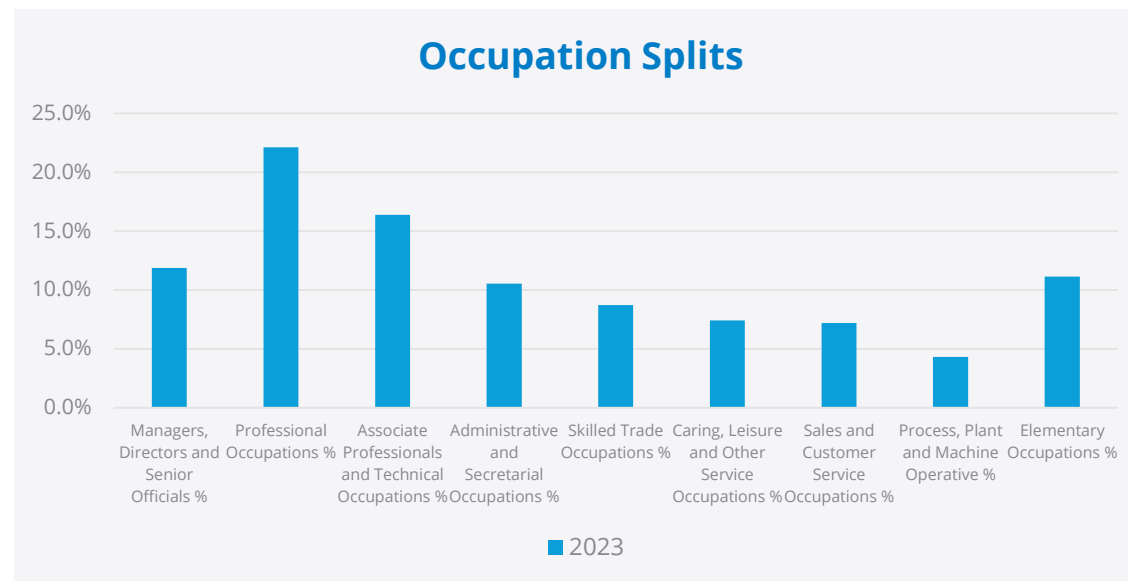
Source: LocateFootfall (Colliers), Mosaic (Experian)

Visitor insights

Catchment profile



- BID area has a bias towards younger age groups, particularly aged 30-44 years old



- The Northbank has a bias towards 'white collar', typically higher paid occupations (towards left hand side of the graph) than the UK average – typical for Central London



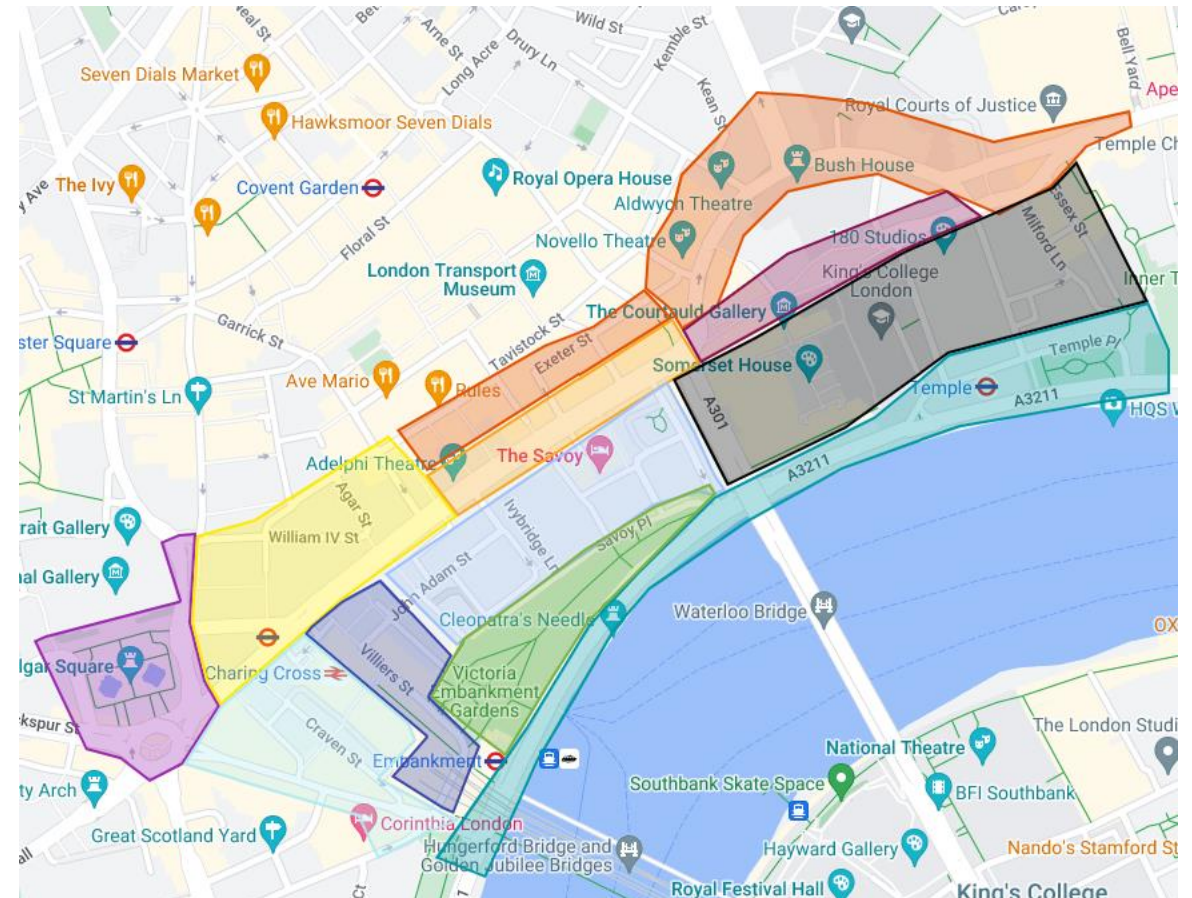
Appendix



Appendix

BID areas

- Visitor insights have been tracked across 12 study areas within the BID area:
 1. Trafalgar Sq
 2. Strand - West
 3. Strand - Central
 4. Maiden Lane + Tavistock
 5. Aldwych 'D'
 6. Strand/Aldwych
 7. Somerset/Arundel
 8. Riverfront
 9. Adelphi
 10. Victoria Embankment Gardens
 11. Villiers St
 12. Northumberland Avenue
- In addition London West End is used as a benchmark location to make comparisons throughout the report

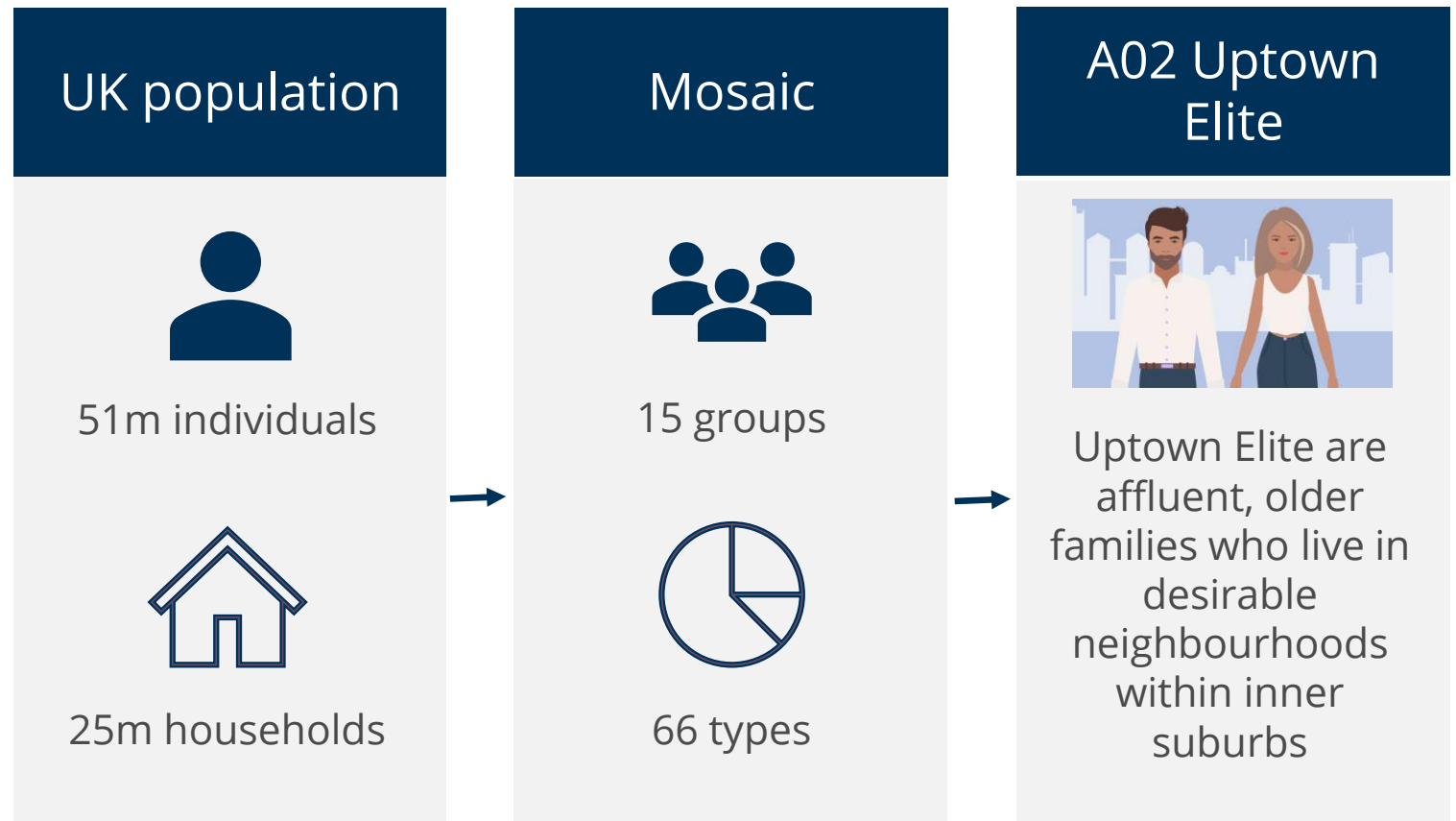


Appendix

Mosaic segmentation

- Mosaic customer segmentation divides a consumer base into groups of individuals that are similar in specific ways, such as:

- Age
- Interests
- Life stage
- Spending habits



Appendix

Mosaic groups

Type	Name	Description
A	City Prosperity	High status city dwellers living in central locations and pursuing careers with high rewards.
B	Prestige Positions	Established families in large detached homes living upmarket lifestyles.
C	Country Living	Well-off owners in rural locations enjoying the benefits of country life.
D	Rural Reality	Householders living in less expensive homes in village communities.
E	Senior Security	Elderly people with assets who are enjoying a comfortable retirement.
F	Suburban Stability	Mature suburban owners living settled lives in mid-range housing.
G	Domestic Success	Thriving families who are busy bringing up children and following careers.
H	Aspiring Homemakers	Younger households settling down in housing priced within their means.
I	Family Basics	Families with limited resources who budget to make ends meet.
J	Transient Renters	Single people renting low cost homes for the short term.
K	Municipal Tenants	Urban residents renting high density housing from social landlords.
L	Vintage Value	Elderly people with limited pension income, mostly living alone.
M	Modest Traditions	Mature homeowners of value homes enjoying stable lifestyles.
N	Urban Cohesion	Residents of settled urban communities with a strong sense of identity.
O	Rental Hubs	Educated young people privately renting in urban neighbourhoods.



Source: Mosaic - Experian



Data-driven, objective location strategy

We work with Occupiers and Landlords/Investors to optimize
store/branch estates and real estate assets

Retail Strategy & Analytics

What we do...



For Occupiers

Roll-out
prioritisation



Network
optimisation

Cannibalisation
analytics



Predictive
performance
forecasting



For Landlords



Sustainable
rent modelling



Consumer
surveys



Development
appraisal

Geographic
marketing
recommendations

Tenant mix
strategy



For Public Sector

Venue
rankings



Visitor
profiling



Capacity
studies

For all

Customer
profiling +
segmentation



Channel 'halo'
analytics



Footfall
reporting



Turnover
forecasting



Catchment
definitions and
profiling



Colliers LocateFootfall

Footfall intelligence

Using mobile data, we are able to profile visitors from a data pool of billions of records

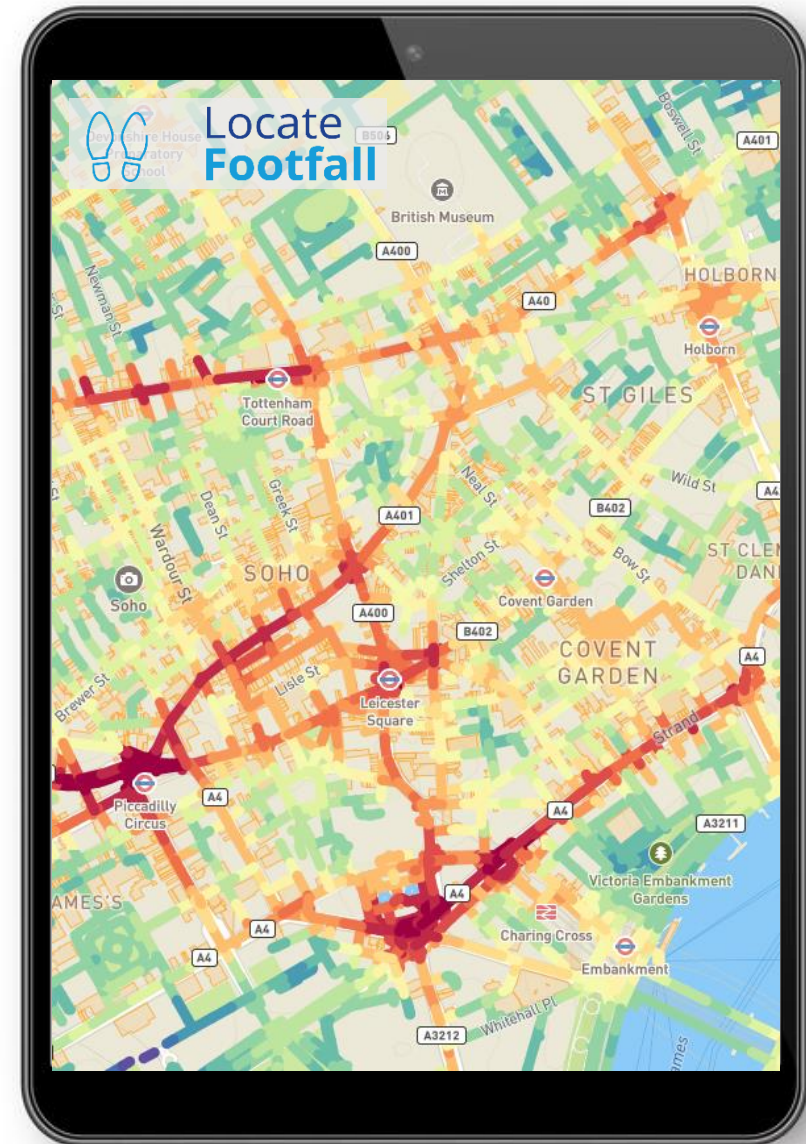
Part of Colliers' proprietary LocateInsights Platform, LocateFootfall delivers unique crowd level profile & behavioural insights for use across the UK retail sector.

The platform is the product of a range of unique partnerships across the Data & Proptech markets, harnessing big data and A.I via a simple browser based tool.

- ✓ Market leading intelligence from 80+ data sources
- ✓ Sample size of over 15 million active smartphone users
- ✓ Delivers data instantly without hardware installation
- ✓ Location data at any level of geography, over any time period



Locate
Footfall



Colliers LocateFootfall platform Overview



Locate
Footfall



80+ DATA SOURCES

Data is derived from three core sources; GPS data from mobile apps, Wifi providers and Telecoms providers. Three sources combined deliver national coverage, to the highest levels of granularity.

**15
million**
mobile
customers

Anonymised

Personal data eliminated and hashed to keep an anonymised ID only

Aggregated

IDs grouped to crowd data, no individual is identifiable

Extrapolated

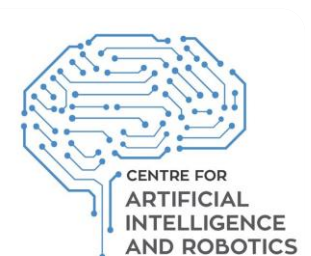
Algorithms applied so the insights represent the entire population

Colliers LocateFootfall platform GDPR

GDPR insists that no personal data is to be used for marketing purposes, without permission even if it is anonymised...

- *In short, all mobile devices used in the data provided from the platform have opted in.*
- *All personal information is anonymised leaving only an 'anonymised identifier' for each individual. This is not personally identifiable information, and it cannot be linked against other datasets.*
- *Our data vendors have been operational long before GDPR came in to effect in 2018 – long standing security processes and strong legal frameworks.*
- *All data available in our platform is extrapolated to represent the national population - Under no circumstances is an individual ever identifiable in our data.*

Partner Accreditations:



About us

15+ years' experience across leadership

Retail Strategy & Analytics practice led by Paul Matthews and Paddy Gamble



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- 13+ years' experience in location analytics and retail strategy
 - Previously Global 'Shape of Chain' Location Analytics Lead at Javelin Group/Accenture
 - Worked with 80+ occupiers across UK, EMEA, US and Asia providing objective, analytics driven store/branch estate optimisation strategy and insights
- 15+ years' experience in spatial & data analytics and retail strategy
 - Led multiple global retail real estate engagements relating to development evaluations, acquisition appraisals and strategic advice on existing assets
 - Developed advanced analytical techniques and data insights to provide analytics-driven strategy for asset management and real estate development

Colliers

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