

ECONOMIC

Impact of Internet Servicing for units & HGV's

Institutional investors

Under-occupation of upper floors

Few, but persistent vacancies

Over-inflated rents and value expectations

Too many medium size floorplates

Too much retail?

Business rates

Planning red tape

Modern intertwined with old

Listed buildings

Lack of cycle parking

Poor quality public realm

River is closed off

Spreading the pressure of markets

Transport technology change

Climate Change

Accessibility

City at capacity in busy times?

ENVIRONMENTAL

Daytime & Evening

Space for Meanwhile Uses

Strong indie sector needs space

Shop to bar conversions

Lack and loss of office space

Need for free public space

Impact of Hotels & Air bnb

Lack of start up and incubator space

Need more meanwhile uses

Footfall

Public seating & conveniences

Drinkers v shoppers

Low pay in retail

Few family attractions

Terrorism threat

Lack of indoor public space

Wayfinding

Affordable housing

Housing demand

Rough Sleeping

Residents v tourists

USE TYPES

SOCIAL