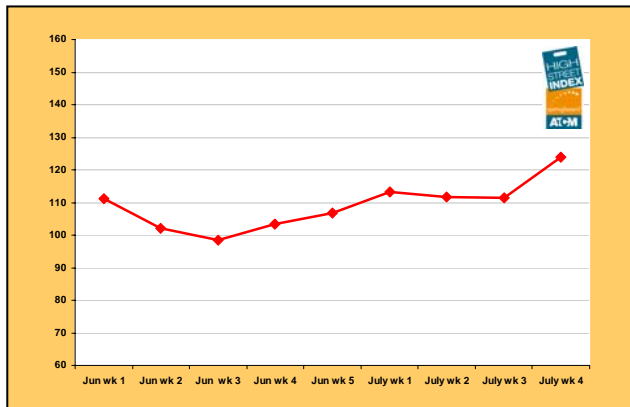


ATCM-Springboard High Street Index

July 2007 Commentary



And so the rain has continued but whilst July has reportedly been the wettest on record, footfall in town centres appears to have been amazingly resilient. In fact, whilst the flooding in certain towns has undoubtedly been horrendous, its influence on town centres nationally has been limited, with footfall on an upward trend since mid-June.



A good first week of the month, combined with the start of the school summer break in the last week, led to an overall increase in footfall of 8.7% from June. This increase is way ahead of that in 2006, when footfall rose by just 2.9% from June to July.

Regional cities slightly under-performed the national average in July, with a month on month increase in footfall of 7.4%. However, whilst our cities don't appear to be benefiting as greatly from the summer surge in visitor numbers, they are withstanding better the general downward trend in footfall. On an annual basis regional cities experienced a decline in footfall of just -0.7% in July in contrast to -3.0% nationally.

Despite the clear attractiveness of town centres during inclement weather, it is not all good news. Year on year performance continues to be negative, with footfall in the UK's high streets 3% lower in July 2007 than in July 2006. The negative year on year performance in every month of 2007 so far, translates into an average decline in footfall of -4.7% for the year to date.

All Towns and Cities:

Year to end July 07	-3.0%
Year to end June 07	-6.8%
Year to end May 07	-7.0%

Regional Cities:

Year to end July 07	-0.7%
Year to end June 07	-4.1%
Year to end May 07	-3.7%

Month on month change:

Jun to Jul 07	8.7%
Jun to Jul 06	2.9%
May to Jun 07	4.4%
May to Jun 06	4.1%
Apr to May 07	-6.6%
Apr to May 06	-6.5%

Month on month change:

Jun to Jul 07	7.4%
Jun to Jul 06	3.4%
May to Jun 07	4.6%
May to Jun 06	4.7%
Apr to May 07	-3.0%
Apr to May 06	-4.5%