

Success Through Collaboration

EICC, Edinburgh

Monday 28 February –
Wednesday 2 March 2011

**BCSC Shopping Centre Management
Conference and Exhibition in association with
The College of Estate Management**

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Management

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Economic Outlook

David Fenton

Senior Economist

Royal Bank of Scotland

BCSC
SHAPING RETAIL PROPERTY

In association with

CEM
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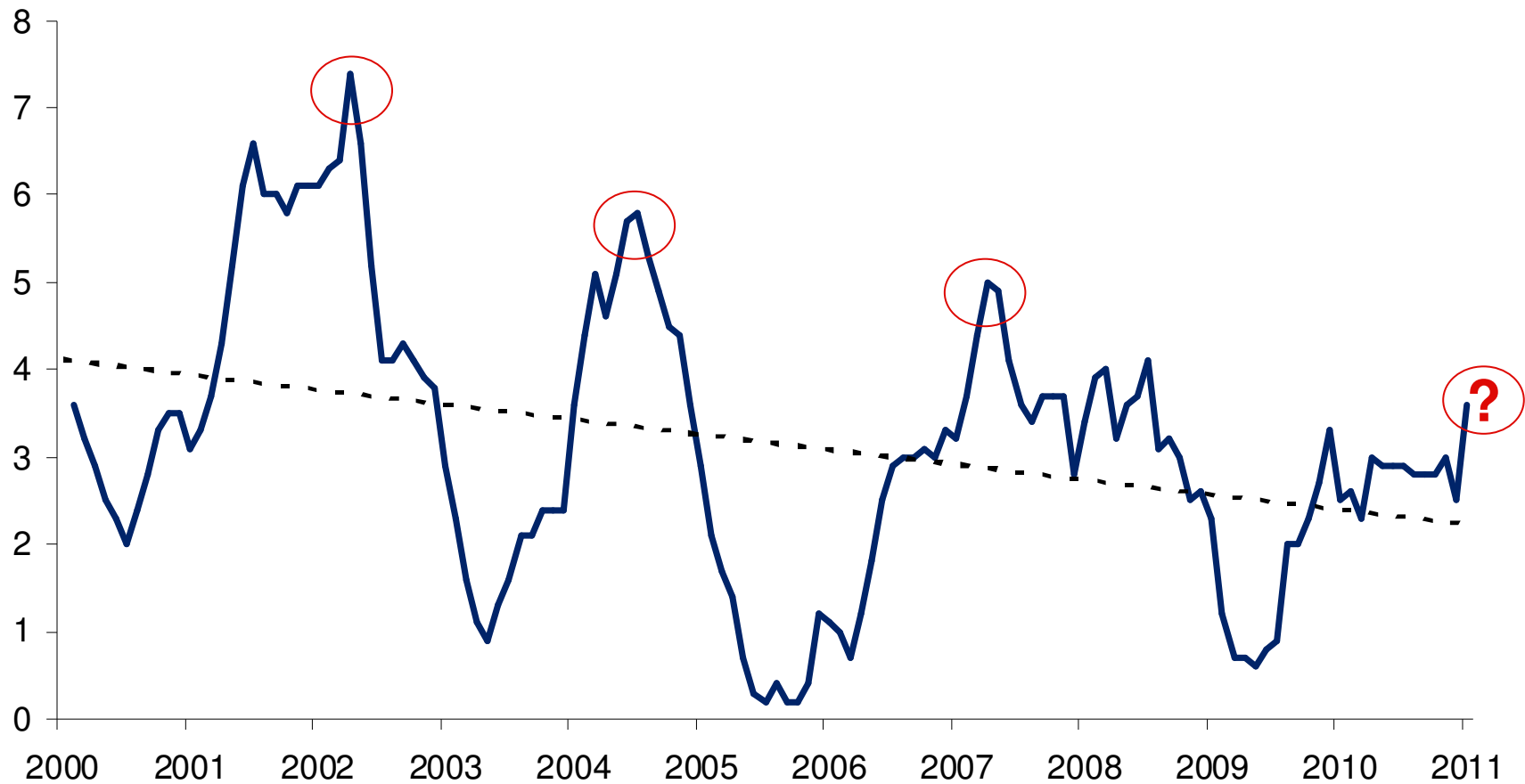
Economic Outlook

Are UK consumers a spent force?

David Fenton, RBS Group Economics

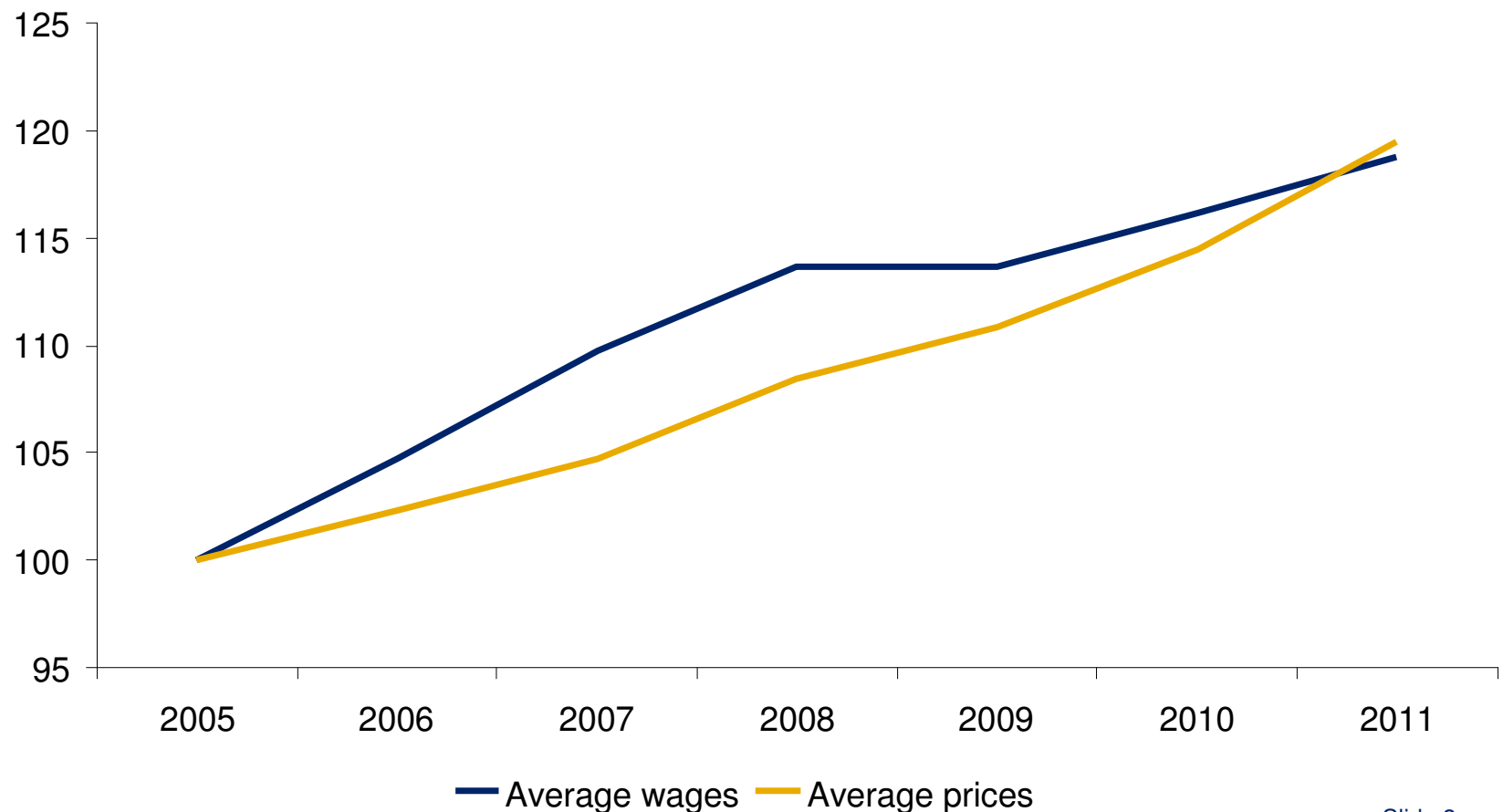
Retail sales on a downward trajectory

Growth in retail sales (% , 3m on 3m last yr) – excludes automotive fuel



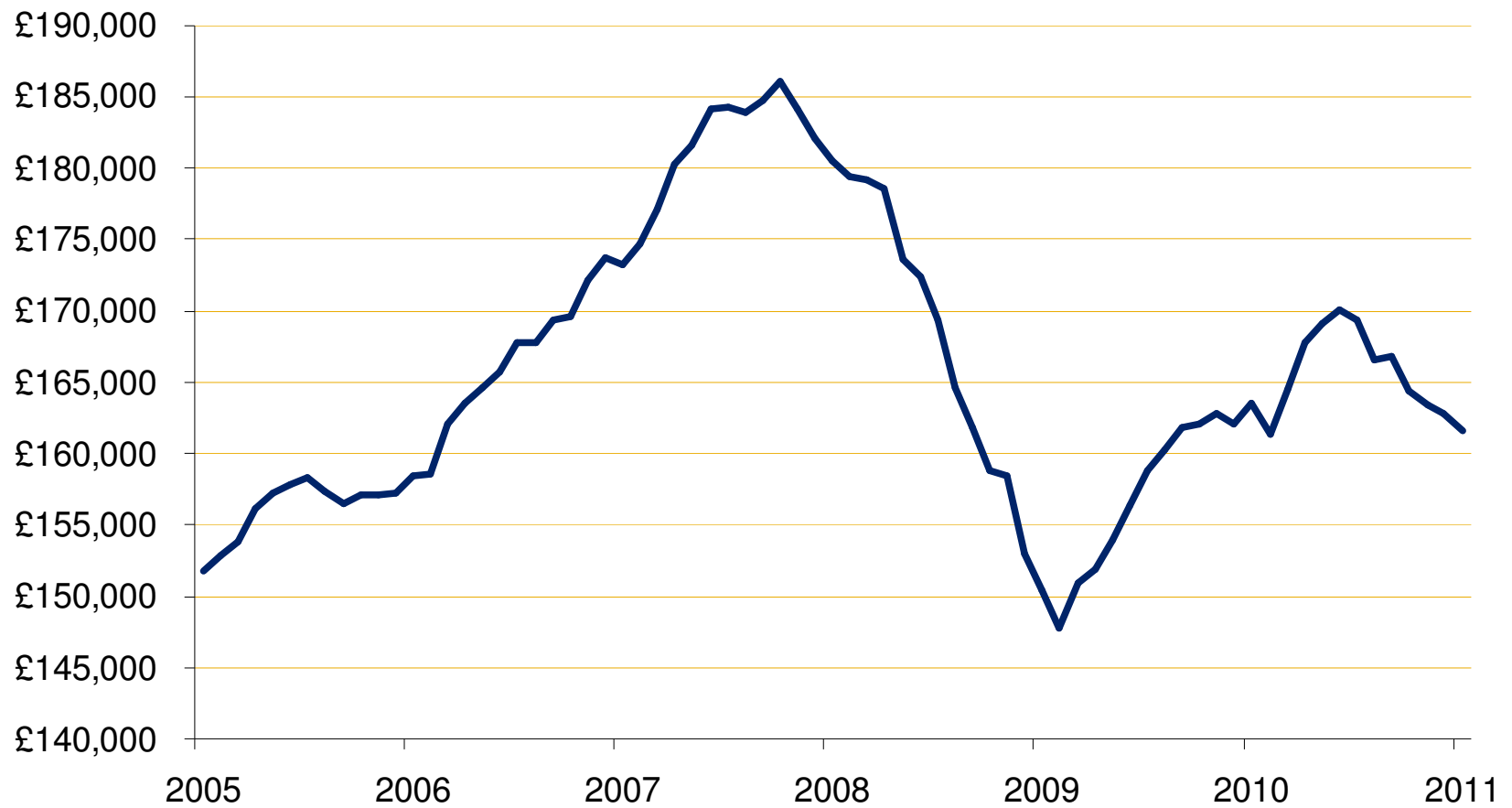
Income under pressure

Wages vs prices, 2005=100



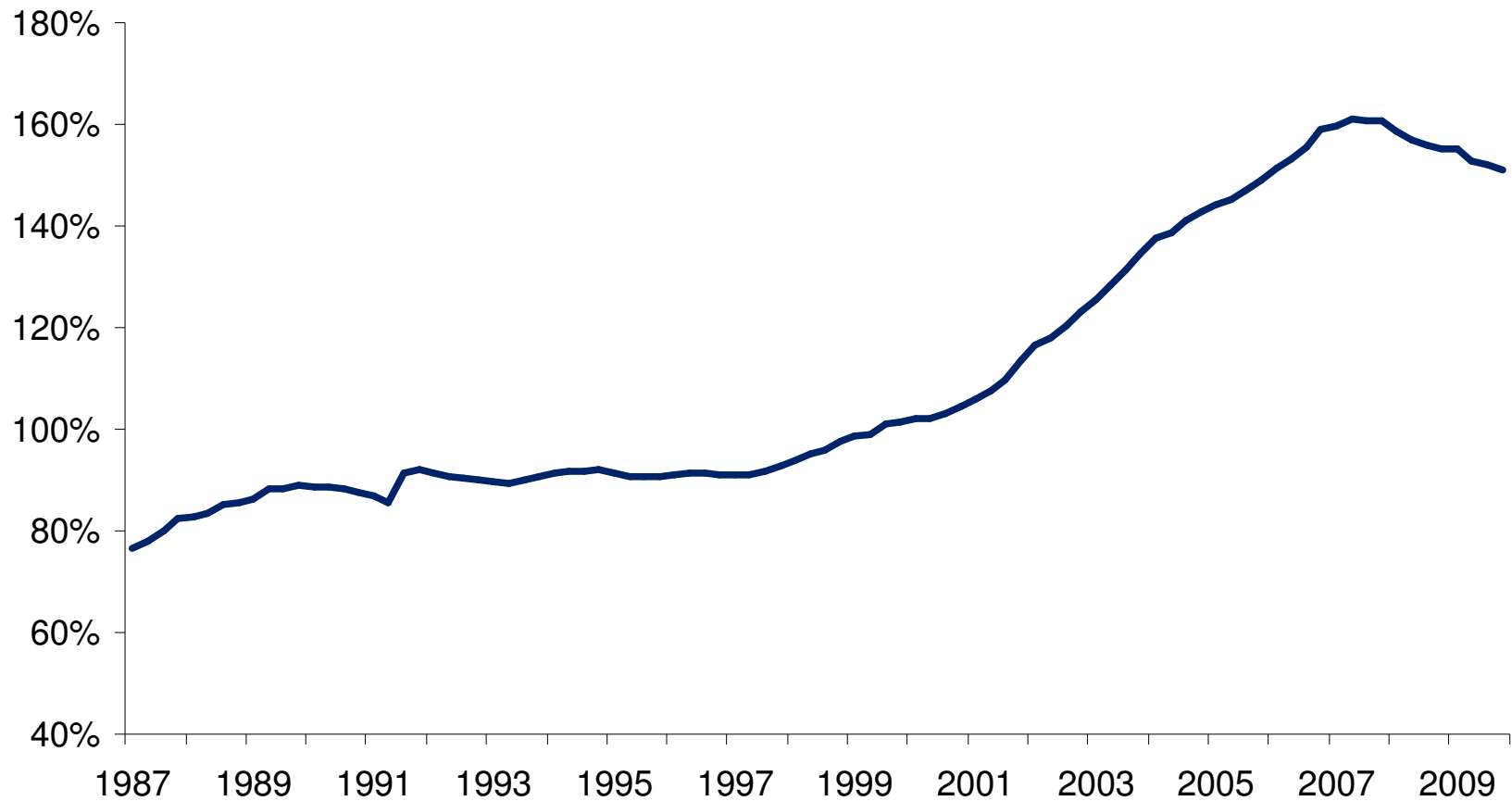
Personal wealth takes another hit from housing

UK house prices



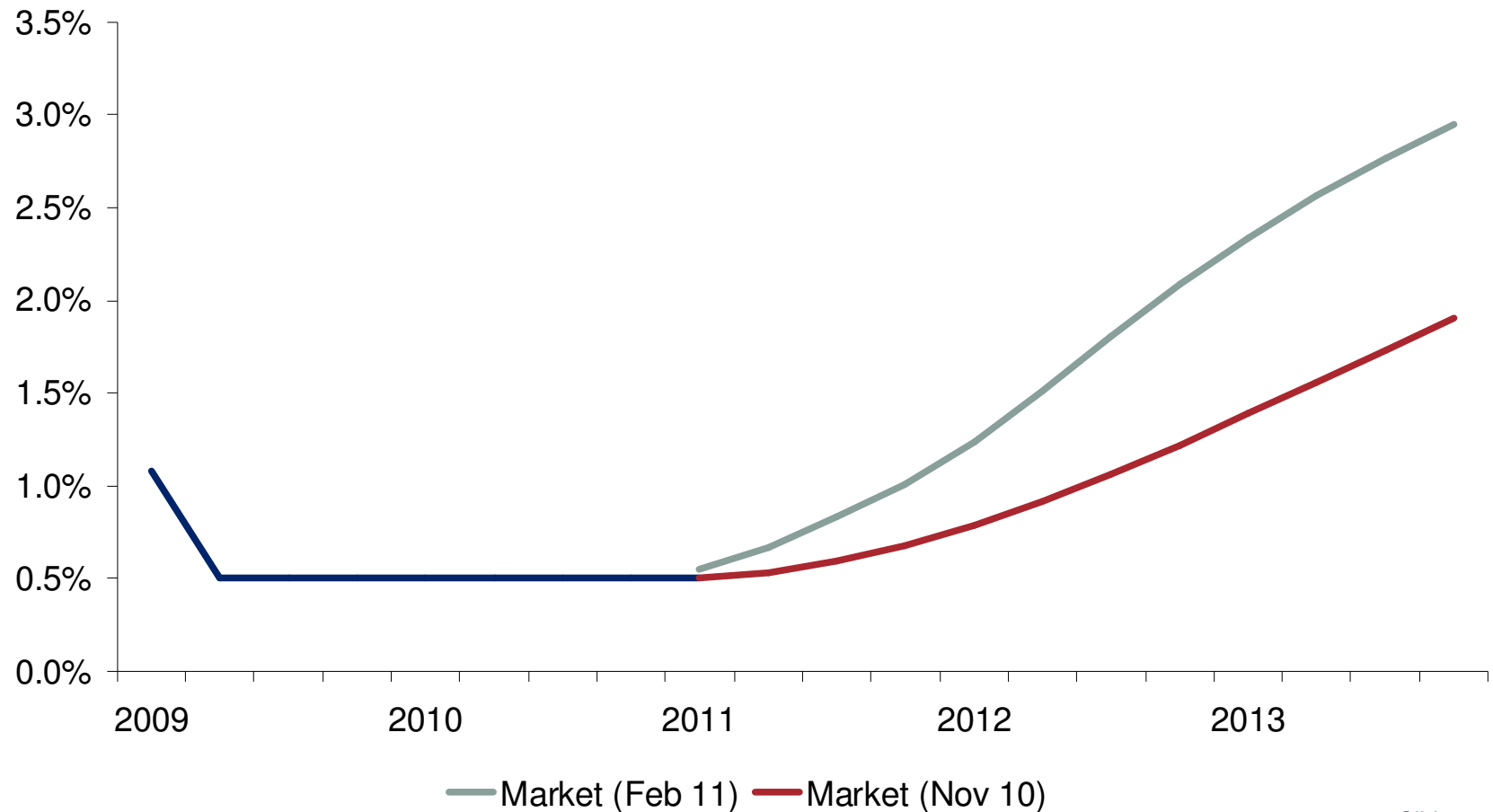
Are UK households a spent force?

Debt-to-income ratio



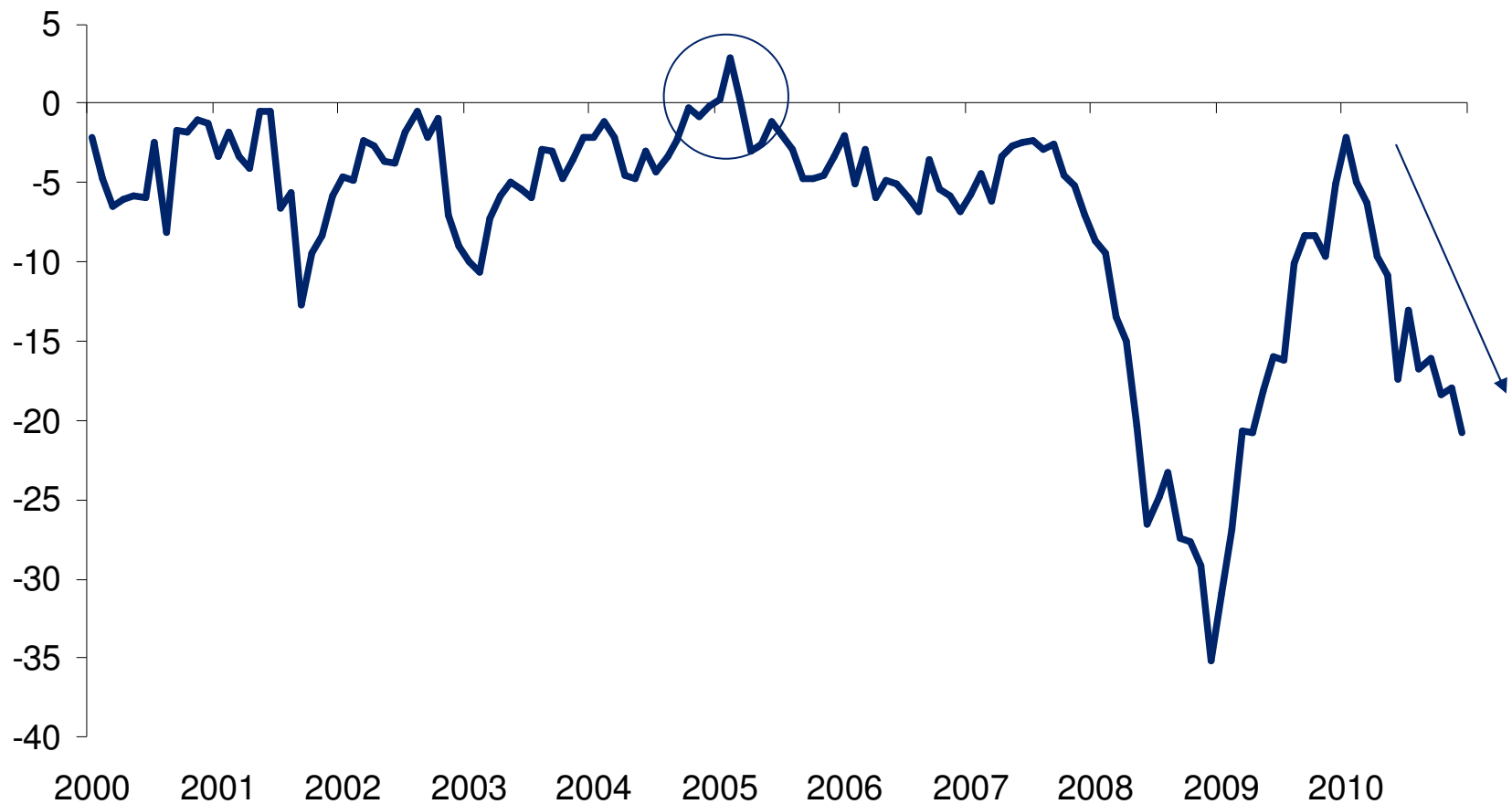
Interest rates set to rise – and soon

UK Bank Rate



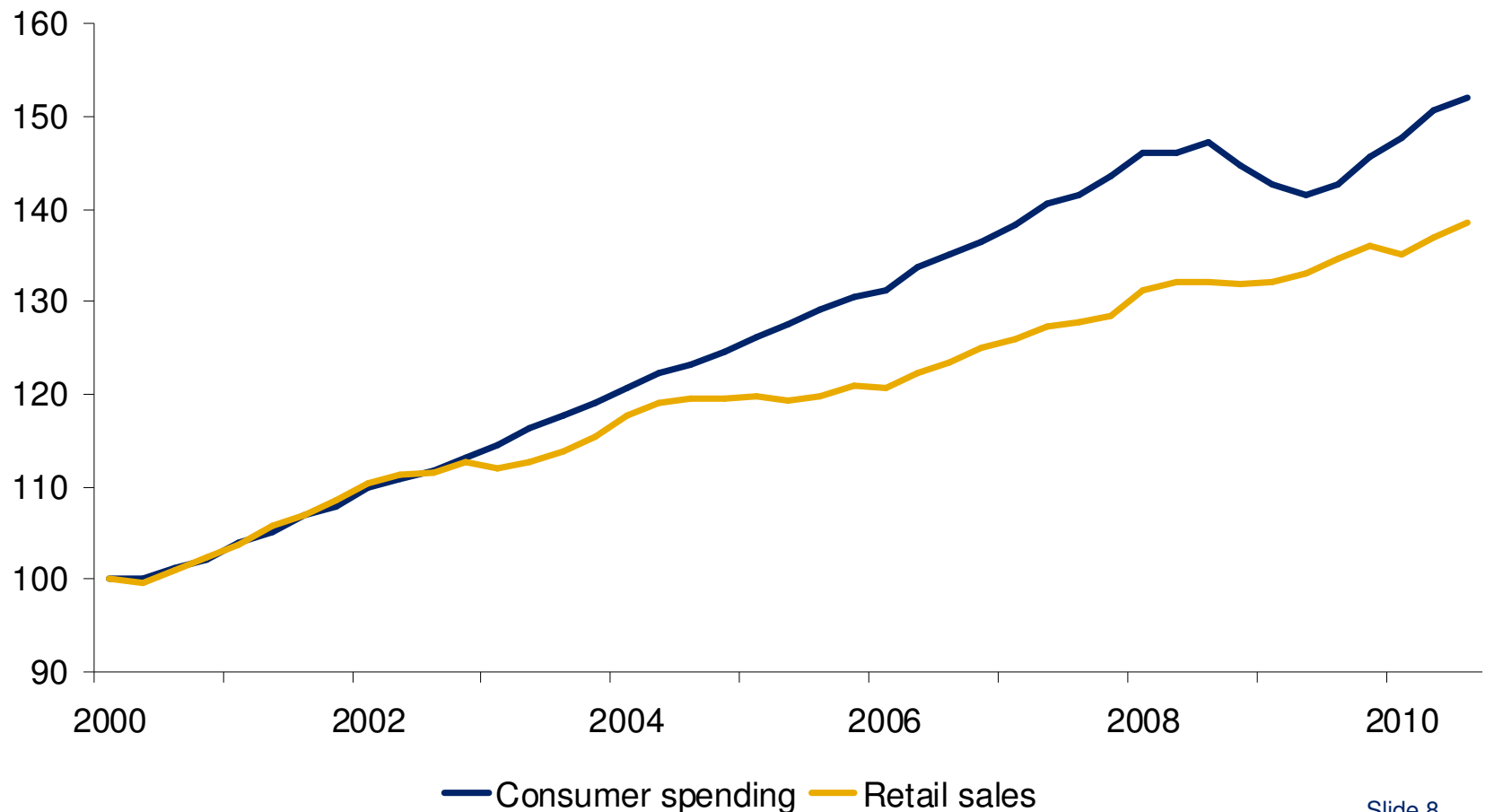
The “feel bad” factor makes an unwelcome return

Consumer confidence



Retail fails to keep pace with total consumer spending

Retail sales vs total consumer spending



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