



MANOR ROYAL BID

Annual General Meeting “Our Fifth Year”

04 October 2018

# Agenda

1. Welcome and Chairman's review
2. Executive Director's Presentation
3. Approval of minutes of last AGM
4. Consideration of Final Accounts, Balance Sheets and reports of the Board and Auditors
5. Appointment of the auditors
6. Election and Re-election of Directors to the Board
7. Member comments and questions
8. Any other business



# Chairman's Review












**Trevor Williams**

*Manor Royal BID, Chair  
& Thales UK*









# At our last AGM we committed to...

As well continuing to deliver “core services” in year five we committed to;

Committed to..	
Gateway 1: complete design & secure planning	
Support RE-energise (renewable energy) Project	
Act on the Transport Study recommendations	
Act on Grey & Green Audits recommendations	
Introduce Business Rangers	
Introduce dedicated grounds maintenance team	
Explore feasibility of digital signage	
Introduce dedicated jobs board (following pilot)	
Secure a second term for the Manor Royal BID	

# Plus...

In spite of it being “Renewal year” we also

Delivered	
Devised a new Projects Pack to inform & lever investment	
Published the Economic Impact Study	
Jointly invested in Langley Green cycleway improvements	
Secured funding for additional security cameras	
Continued to lobby for Car Cruising action	
Pavements refurbished	

# And...

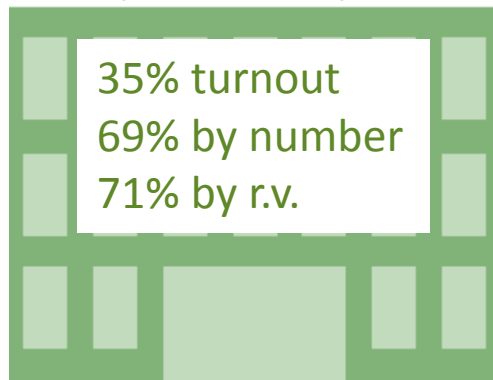
We achieved recognition for our work...

Delivered	
Featured in Mayor of London BIDs & Culture report	
Gateway 3 short-listed for national BID award	

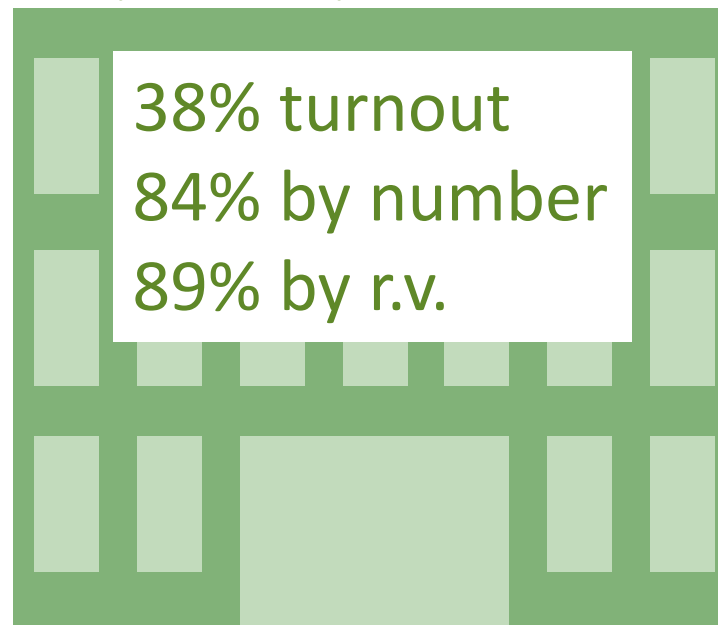
# Perhaps most significantly

## Manor Royal BID Renewed

BID1 (2013-2018)



BID2 (2018-2023)





# Continued investment

*"5 years. 4 Objectives. 1 Manor Royal."*



**Manor Royal Business Improvement District (BID)**

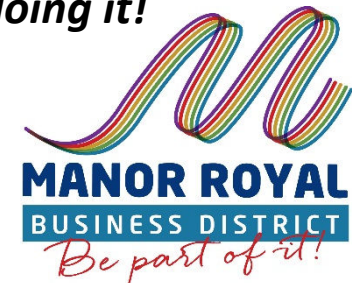
**Business Plan Prospectus**  
(2018-2023)



*Renewing the BID is important because:*

- It provides a platform for joint investment
- It means we can plan, decide and deliver what improvements and services we want
- We are better able to partner with others as a genuine representative body
- The BID is the only organisation that is dedicated to specifically representing Manor Royal

*And now we can get on with doing it!*





# Executive Director's Presentation

**Steve Sawyer**

*Manor Royal BID,  
Executive Director*

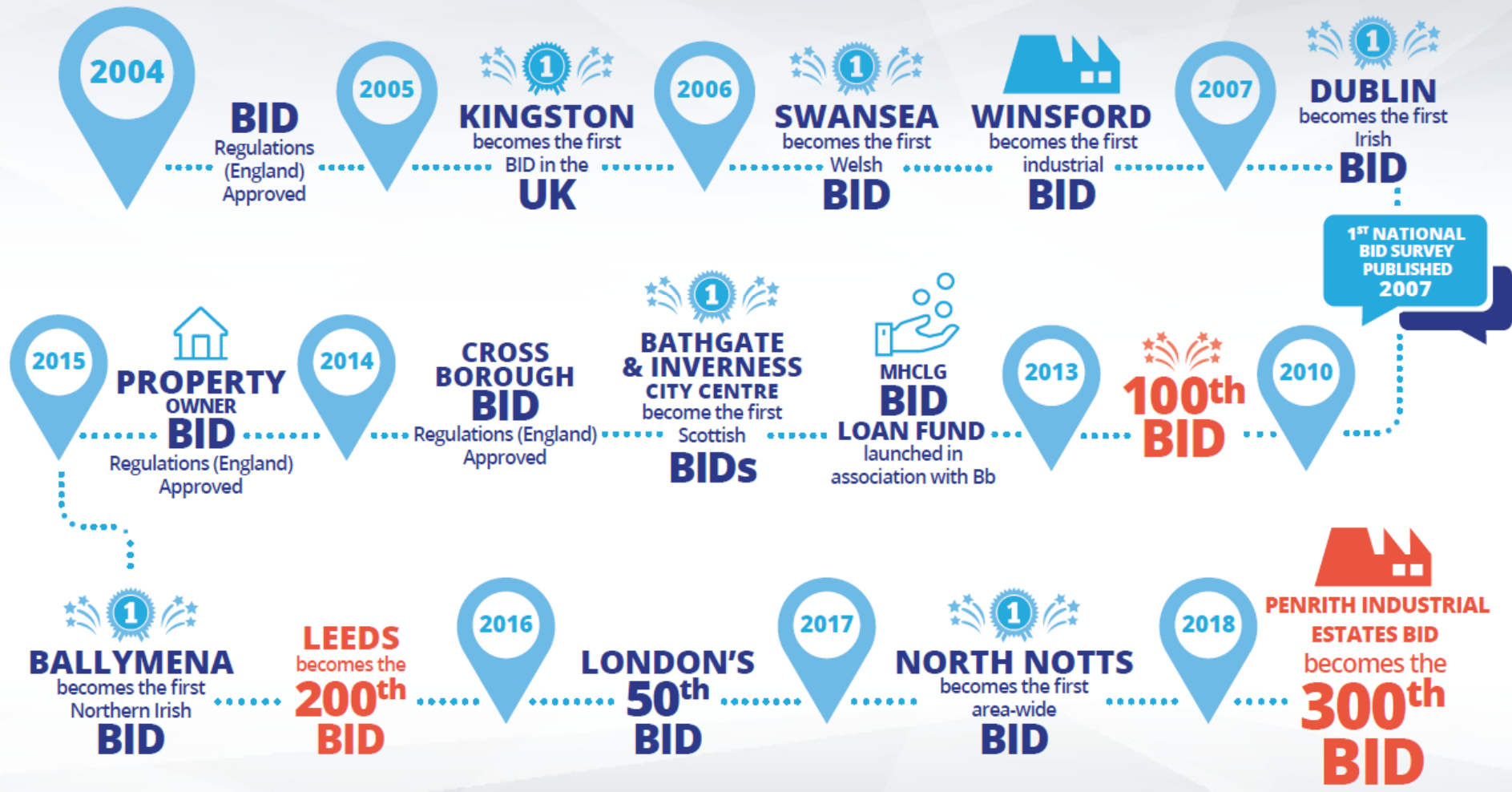


# Manor Royal Business Improvement District

“It’s great to be here”



# THE JOURNEY OF BIDs



# Brief look back

## *Some headlines*

- Twice as much third party investment
- While keeping central costs low (11% v 20% industry recommended standard)
- Evolution towards services as well as infrastructure investment
- Much better awareness and understanding of Manor Royal
- Better basis for collaboration and community





# Growing and changing



Manor Royal Business District offers over 9 million square feet of commercial floorspace across circa 750 buildings. This is a map of some of the key sites and developments.

## 1. Gatwick33



**Planned**

High quality self-contained 33,000 sq ft HQ Industrial / warehouse development

## 5. County Oak Retail Park



**Occupied**

In 2017 County Oak was extended to accommodate a 47,000 sq ft Next at Home (with a Costa Coffee). Boots and B&M also opened.

## 7. Welland Medical



**Occupied**

95,000 sq ft state of the art R&D and manufacturing facility. Opened 2015.

## 3. 1-3 Betts Way



**Occupied**

26,700 sq ft development for Wickes Superstore. Opened 2017.

## 4. Jersey Farm



**Planned**

12,000 sq ft of new Industrial buildings.

## 6. Cornerstone



**Occupied**

Elekta's 110,000 sq ft landmark centre of excellence. Opened 2018.

## 8. Tesco.com



**Occupied**

120,000 sq ft development for Tesco.com. Opened 2013.

## 9. VHQ



**Occupied**

107,000 sq ft office development home to Virgin Atlantic. Opened 2016.

## 2. Acorn Retail Park



**Occupied**

40,000 sq ft retail development for M&S, Smyths Toys and Aldi. Opened 2016.

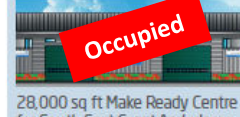
## 10. The Office



**Part Let**

147,000 sq ft HQ Office building acquired by The Arora Group in 2017. Under refurbishment. Available whole or in part.

## 11. SECamb



**Occupied**

28,000 sq ft Make Ready Centre for South East Coast Ambulance Service. Opened 2016

## 12. Space Gatwick



**Part Let**

Three unit high spec 116,000 sq ft warehouse development.

## 13. Harwoods



**Occupied**

60,000 sq ft Harwoods Jaguar-Land Rover luxury showroom and service centre. Opened 2017

## 15. Sterling Park



**Planned**

New 15,000 sq ft Industrial development.

## 16. Nexus



**Part Let**

10 acre site split in to 3 parcels. Parcel 2 (4 Gatwick Rd) 60,000 sq ft HQ office. Parcel 3 (5 Gatwick Rd) has consent for retail.

## 14. Gatwick 55



**Occupied**

55,000 sq ft speculative Industrial development. Home to Barker and Stonehouse luxury furniture retailer. Opened 2017

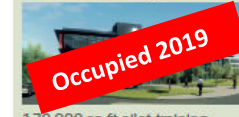
## 18. Gatwick Park



**Planned**

Planning consent granted for two high quality offices of 110,000 sq ft and 57,000 sq ft.

## 17. Nexus, L3



**Occupied 2019**

170,000 sq ft pilot training centre and flight simulator production facility for L3.

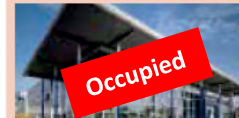
## 19. Centron



**Planned**

High quality 57,000 sq ft two unit warehouse development for sale or let.

## 21. Mercedes



**Occupied**

2.7 acre site developed for Mercedes Benz showroom and service centre. Opened 2013.

## 22. Principal Park



**Occupied**

Development of the 30 acre former GSK site to accommodate Europe's largest data centre for Digital Realty.

## 23. Churchill Court



**Part Let**

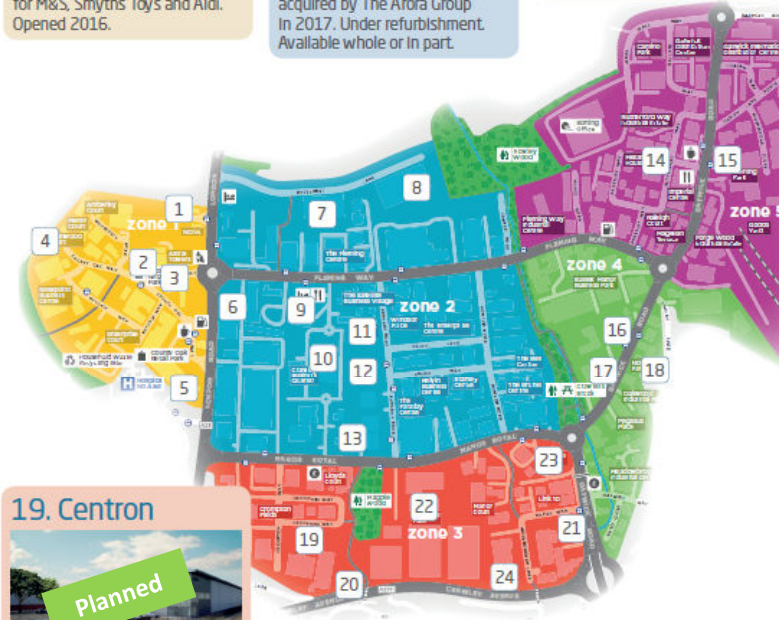
Refurbished office campus offering 106,000 sq ft over 3 buildings. Churchill Court 3 (27,908 sq ft) let to Regus in 2018.

## 24. Woolborough Lane



**Occupied**

39,000 sq ft warehouse redeveloped for D F Warehousing. Opened 2016.



# Reasons to be cheerful

*Gateway improvement*

*Digital advertising screens*

*New recruitment event*

*Renewable energy project*

*£60m Crawley Growth Programme*





# Local challenges

- **Competition** for investment from other places
- **Physical limits** to growth & **fragmented ownership**
- Long-standing issue about **lack of facilities**
- More work needed on **branding & promotion**
- Need to continue to deliver **public realm** improvements
- Opportunities to **simplify & refine planning** policy
- Action on **transport**, parking & congestion issues
- **Partnership** (public/private) key



“Creating great places to live and work is the fundamental and sustainable basis for successful economic Development.”

*(Source: RTPI, Creating economically successful places, 2014)*



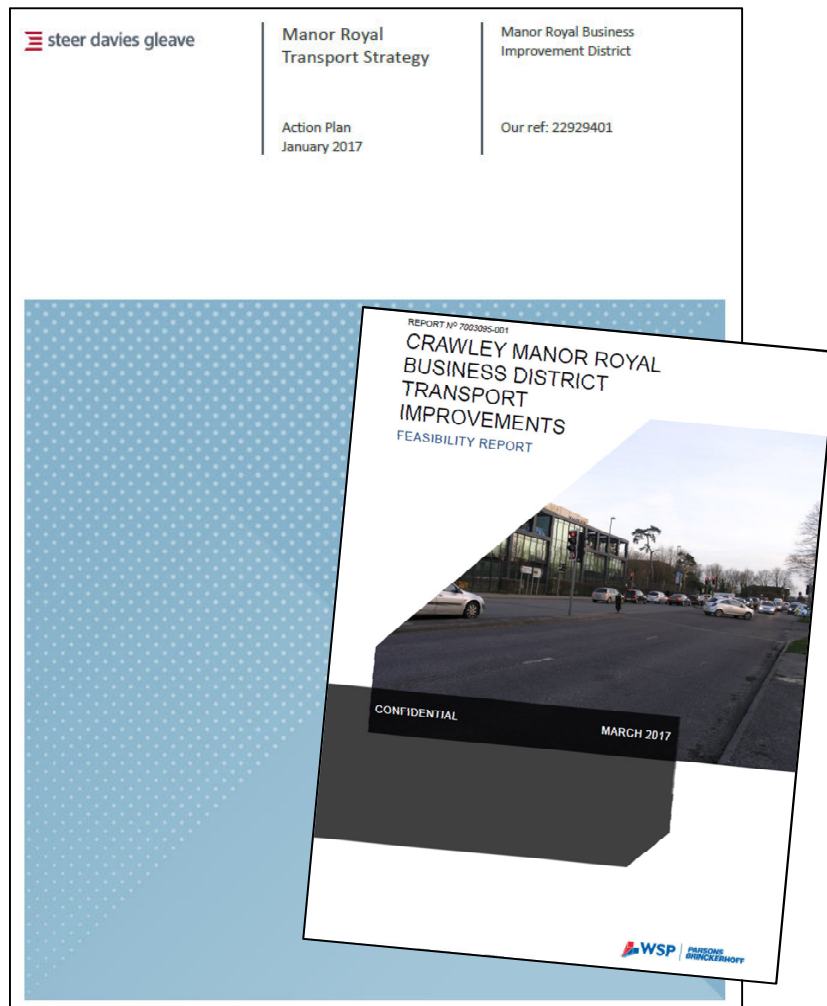
# Wider challenges

- **Funding** will become increasingly difficult to come by
- Constraints on **public sector spending**
- Competition from new **business parks**
- Issues related to tight **labour market**
- **Pressure on land for development**
- **Transport, travel and parking** – *how to do it different*
- **Homelessness?**
- **BREXIT**



# Transport challenges

## Transport Study & Feasibility Report (2017)



### Main (SDG) findings:

- Tackle Parking
- Ease Congestion
- Improve public transport Infrastructure
- Improve walking & cycling Infrastructure
- Improve information & marketing

Recommended actions = 38

Total cost (approx.) = £19m

*"BID should take forward measures from the recent Manor Royal Transport Study to ameliorate traffic congestion."*

Lichfields, Manor Royal Economic Impact Study, 2018

# Reasons to cheerful

## Progress



*RTPI installed  
(11x new, 14x upgraded)*



*Increased bus frequency  
& new buses (4, 5, 20)*



*Resurfaced roads*



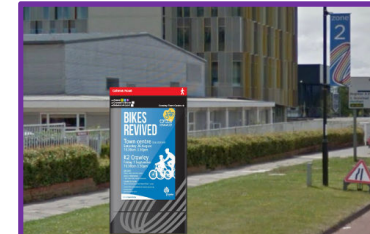
*Business Rangers in place*



*Gateway 1 improvements*



*Pavements resurfaced*



*Digital signs commissioned*



*Money...never enough!*

Even more reasons to be cheerful

Crawley

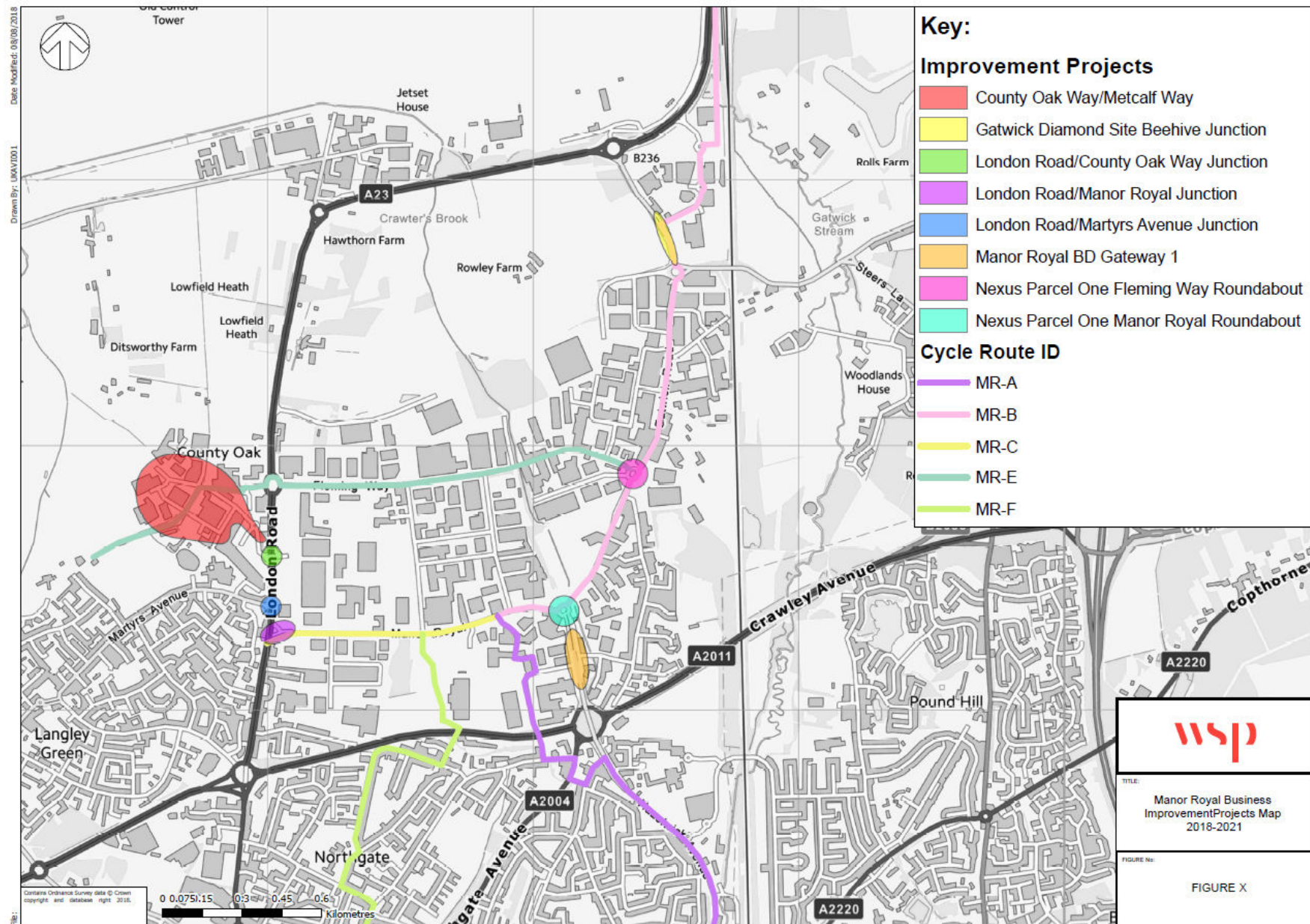
# Growth Programme

Unlocking homes and jobs





# The “BIG” picture (expected delivery 2021)





# It's all about people



# It's all about people



*"Just wanted to say what a lovely job your person did...Clearly someone who took great pride in their work."*





# It's all about people

## **Business Ranger Impact (since Sept 2018)**

882 separate business visits

576 public realm reports

35 incident reports

17 alerts

33% increase in Business Watch membership (95 new members)

*"Just a quick note to say what a difference Danny McLeod has made to the parking issues along xxx. Under some trying circumstances she has acted very professionally and displayed a tenacious approach in resolving this issue."*



# Takeaway messages

Manor Royal is doing pretty well & remains a crucial economic driver

***Through the BID...it's organised...managed...well represented...& it's changing***

But it's not enough...not if we truly want to compete

***Some issues are bigger than the BID***

To succeed we need to work together – it's all about people

***The next phase of our journey has started...how far can we go?***

[www.manorroyal.org](http://www.manorroyal.org)



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## LOOKING AHEAD...

15 November 2018 *Manor Royal Matters*

06 December 2018 *Christmas event (tbc)*

04 April 2019 *Manor Royal Careers EXPO*







**MANOR ROYAL**

**BUSINESS DISTRICT**

*Be part of it!*