

MANOR ROYAL

MATTERS 2018



Courtesy of Allen Scott

#ManorRoyalMatters

Trevor Williams, chair

WELCOME

**MANOR
ROYAL**
MATTERS 2018



What to expect today

1. Lively debate and discussion – *Please join in*
2. Meet other Manor Royal people and partners
3. Contribute to what we do next – *it's your BID*
4. Free lunch – *but we want you to work for it!*



The programme

NOW: **Setting the scene & panel debate**

10.45am **Coffee & exhibition**

11.15am **Breakout Sessions**

A. Brexit Matters *with* **Blaise Tapp, Crawley Observer**

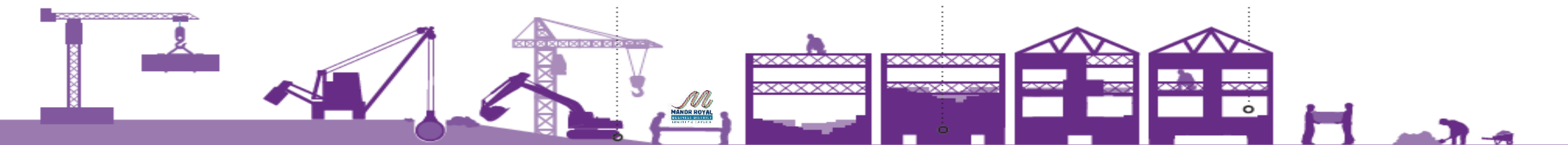
B. People Matters *with* **Zoe Wright, B&CE**

C. Transport Matters *with* **Patrick Warner, Metrobus**

12.15pm **Plenary and concluding remarks**

Here - Main Conference Room

NETWORKING LUNCH



Introducing the panel

Rosemary French OBE
Gatwick Diamond Initiative



Keith Pordum
Bon Appetit



Jonathan Sharrock
Coast-to-Capital LEP



Cllr Peter Smith
Crawley Borough Council



Scene setting

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

A shared focus on what really matters is vital



Thanks for renewing the Manor Royal BID



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

Manor Royal Business Improvement District (BID)

Business Plan Prospectus
(2018-2023)

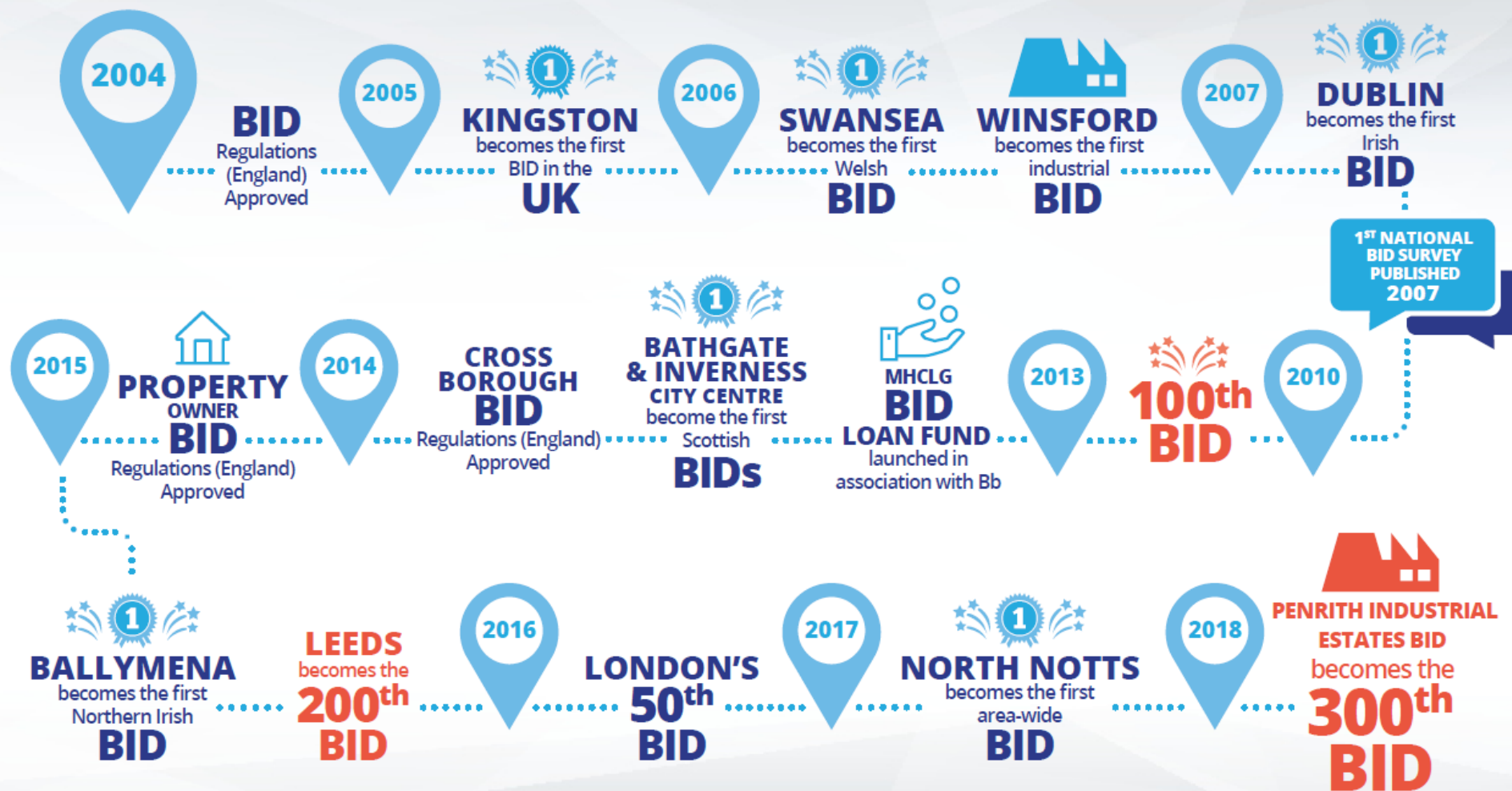


It's important because:

- 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 each other and others as a genuine representative body
- The BID is the only organisation that is dedicated to specifically representing Manor Royal



THE JOURNEY OF BIDs



Manor Royal BID 2 (2018-23)



Aim: “Improve the trading & working environment of Manor Royal”

By generating circa **£3m** in new & additional investment (probably more)

To deliver **new & additional** services & projects (that we decide)

Over the next **5** years

We can't do it alone (partnership)

Getting things done – building on BID 1



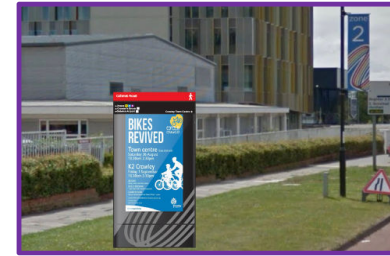
Improved transport infrastructure & services



Pavements resurfaced



Gateway 1 improvements



Digital signs commissioned



Business Rangers in place



New partnerships & investment



Additional maintenance



New facilities planned



Dedicated events programme



Strategy & planning



Promoting action on parking



Representing the area



Bespoke training & other services



Dedicated comms, marketing & promotion



Renewable energy



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.

19. Centron



Planned

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

20. The Edge



Planned

Consent for 15,600 sq ft new Industrial / warehouse facility.

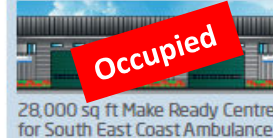
10. The Office



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

22. Principal Park



Occupied

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

12. Space Gatwick



Part Let

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

15. Sterling Park



Planned

New 15,000 sq ft Industrial development.

14. Gatwick 55



Occupied

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

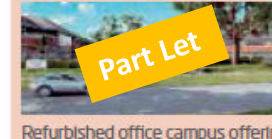
17. Nexus, L3



Occupied 2019

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

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.

13. Harwoods



Occupied

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

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.

18. Gatwick Park



Planned

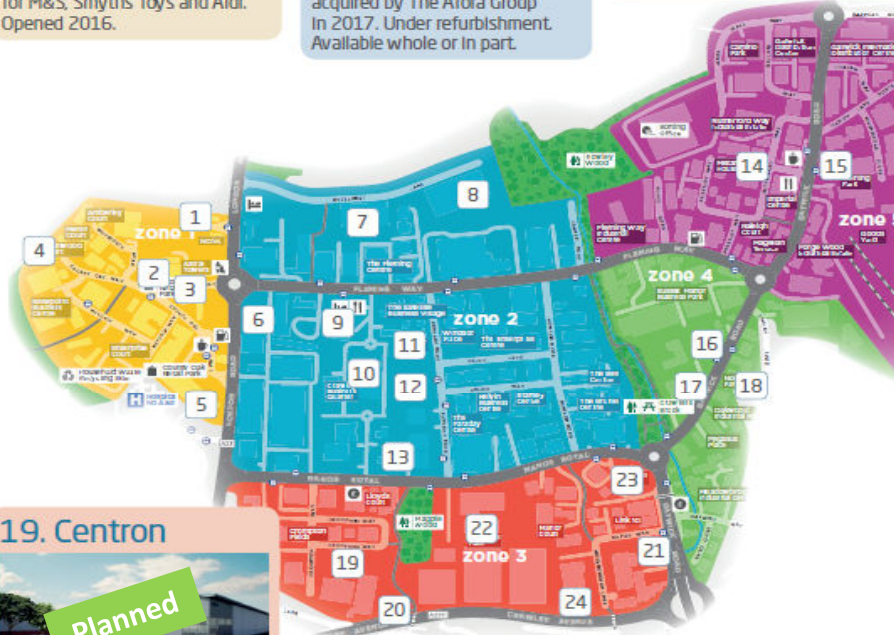
Planning consent granted for two high quality offices of 110,000 sq ft and 57,000 sq ft.

24. Woolborough Lane



Occupied

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



Challenges ...and how to meet them

LOCAL

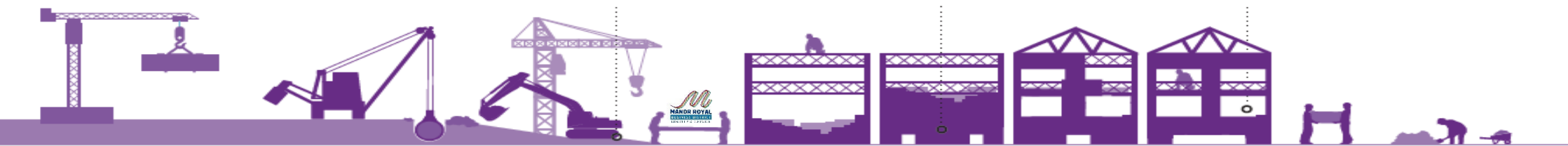
- Action on **transport & parking**
- **Broadband speeds**
- Long-standing issue about **lack of facilities**
- **Land constraints & fragmented ownership**
- More work needed on **branding & promotion**
- **Public realm** improvements
- Opportunities to **simplify & refine planning**
- **Building a sustainable future**
- **Recruitment & skills challenges**
- **Partnership** (public/private) key

WIDER

- **Funding** will be 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**
- **Gatwick expansion**



But what do you think



Re-introducing the panel

Rosemary French OBE
Gatwick Diamond Initiative



Keith Pordum
Bon Appetit



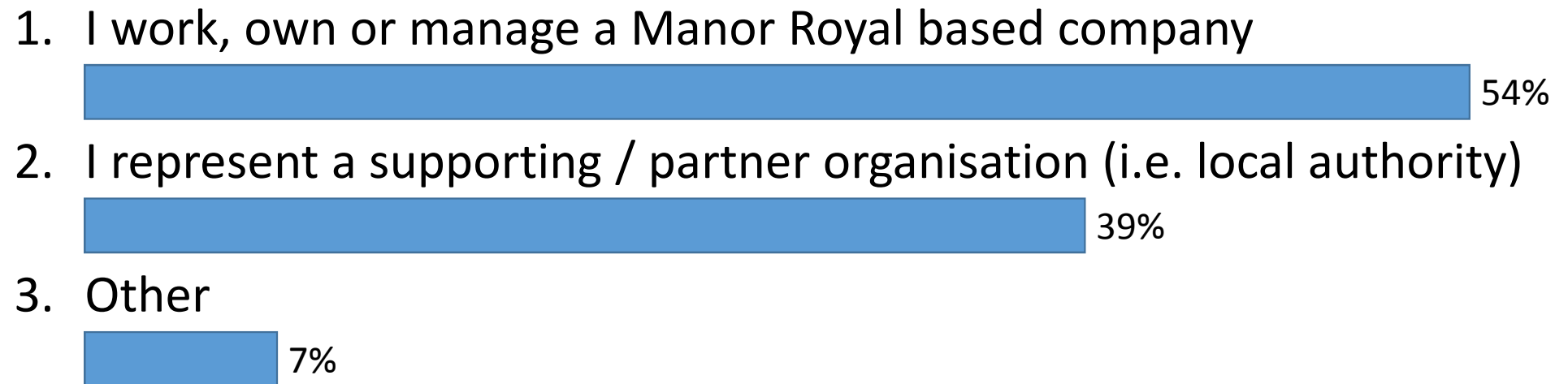
Jonathan Sharrock
Coast-to-Capital LEP



Cllr Peter Smith
Crawley Borough Council



Introducing you – What is your interest in Manor Royal?

[Vote Now](#)

What SIZE business do you represent/ work for?

[Vote Now](#)

1. Sole Trader



2. Micro business (less than 10 employees)



3. Small business (between 10 and 50 employees)



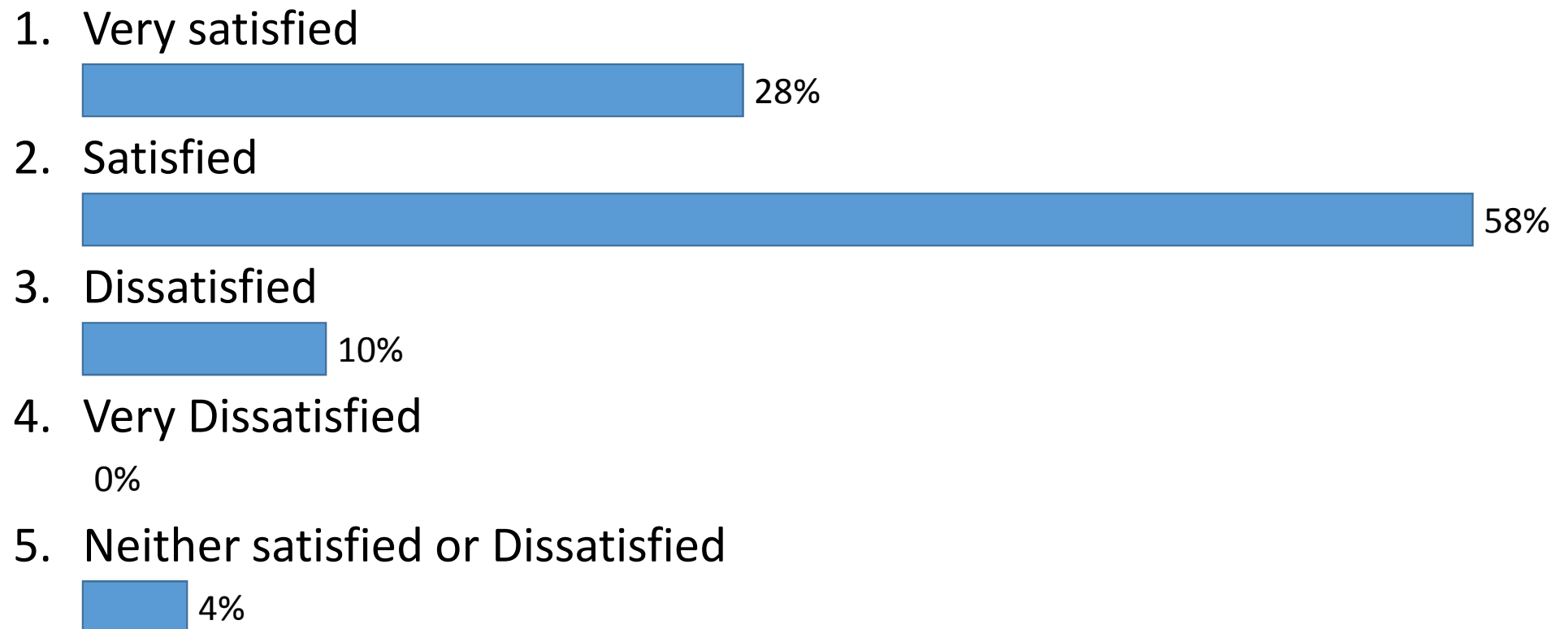
4. Medium sized business (between 50 and 250 employees)



5. Large sized business (250 plus employees)



How satisfied are you with Manor Royal?

[Vote Now](#)

How has it changed in the last year?

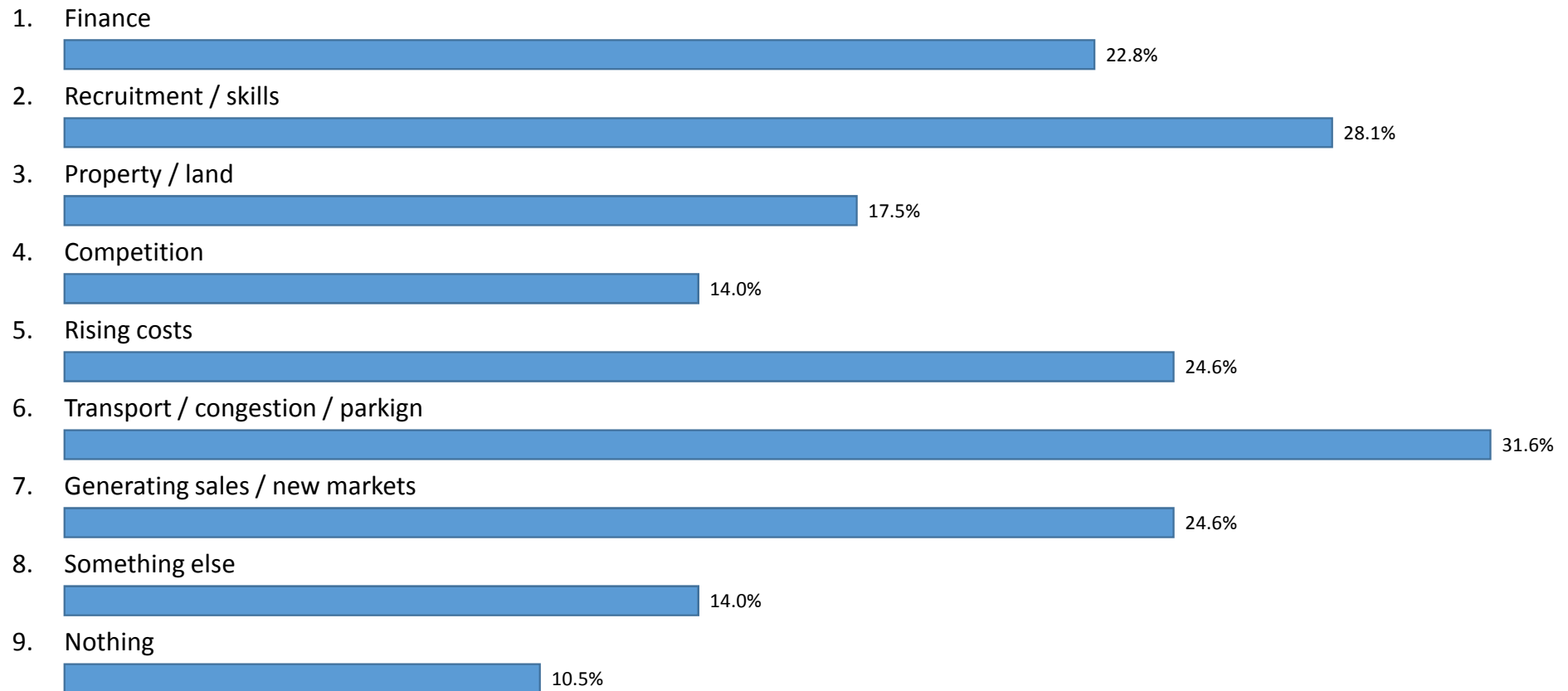
[Vote Now](#)



What's holding back your business?

Enter
Number(s)
and Press
Send

Vote for up to 8 choices

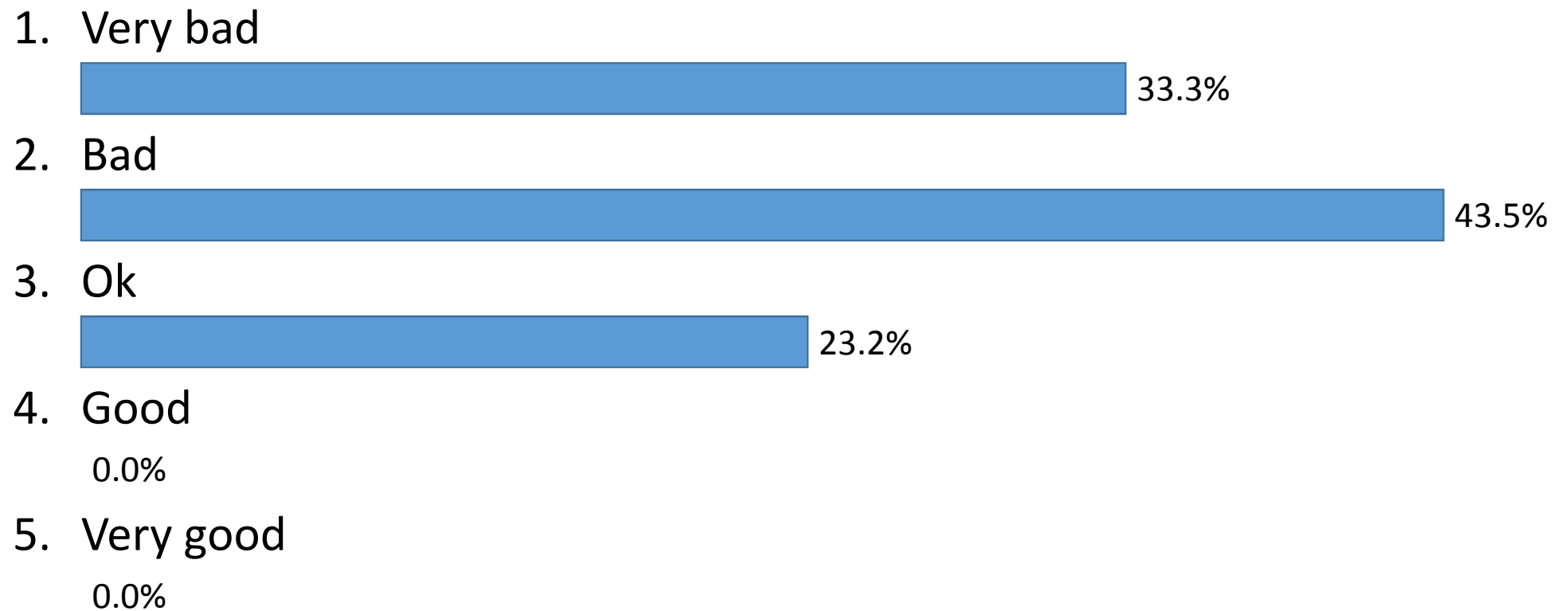


(% = Percentage of Voters)

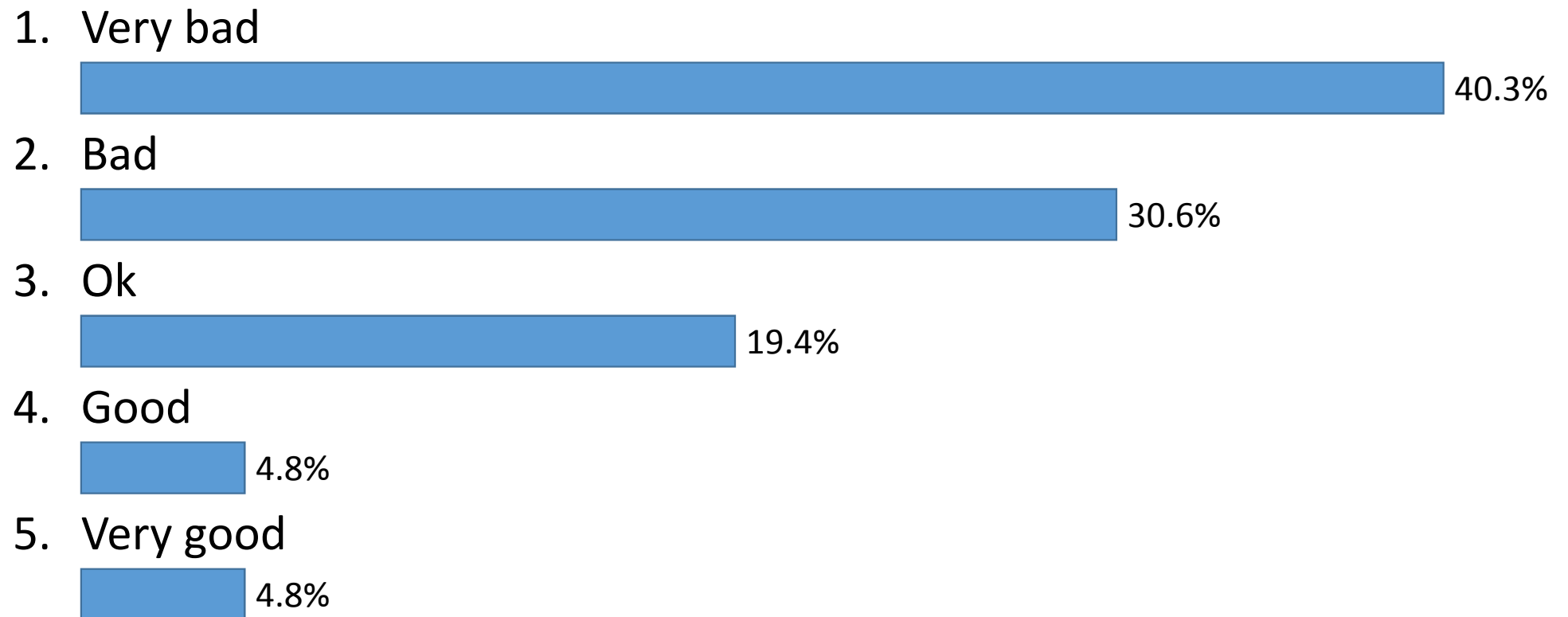
On Transport

A horizontal bar spanning the width of the slide, composed of five distinct colored segments: purple, red, orange, green, and blue, arranged from left to right.

How do you rate congestion in Manor Royal?

[Vote Now](#)

How do you rate parking in Manor Royal?

[Vote Now](#)

On Gatwick Airport

A horizontal bar spanning the width of the slide, composed of five distinct colored segments: purple, red, yellow, green, and blue, arranged from left to right.

Do you know about the new Masterplan?

[Vote Now](#)

1. Yes

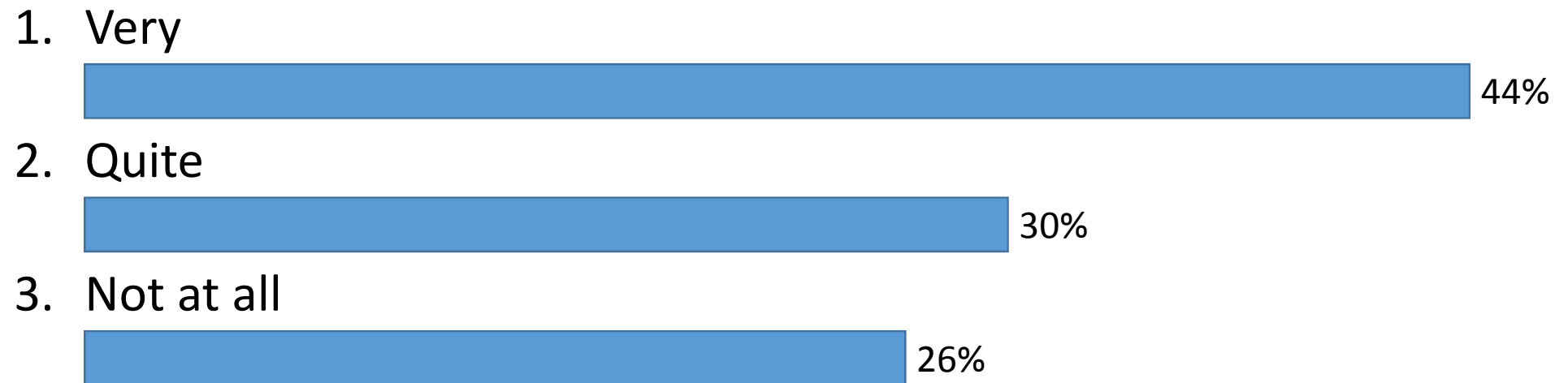


2. No

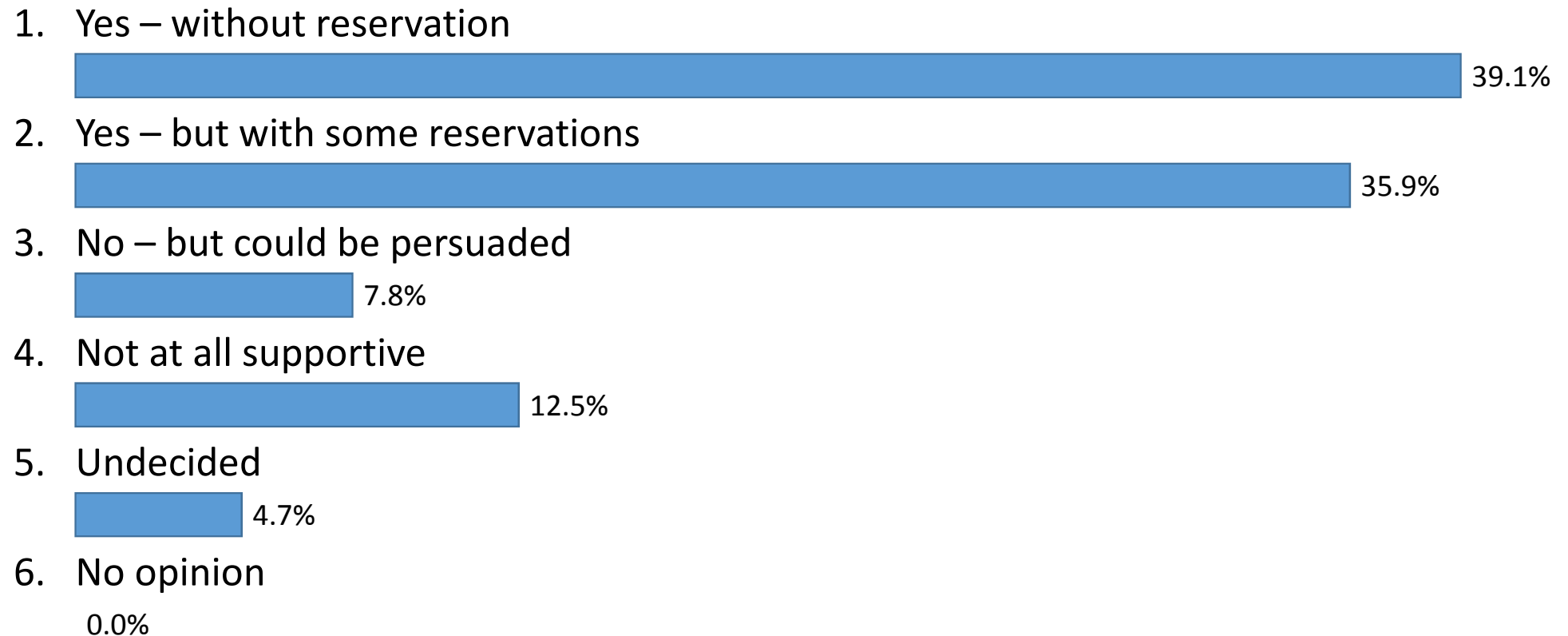


How important is Gatwick to your business?

[Vote Now](#)



Are you supportive of a bigger Gatwick?

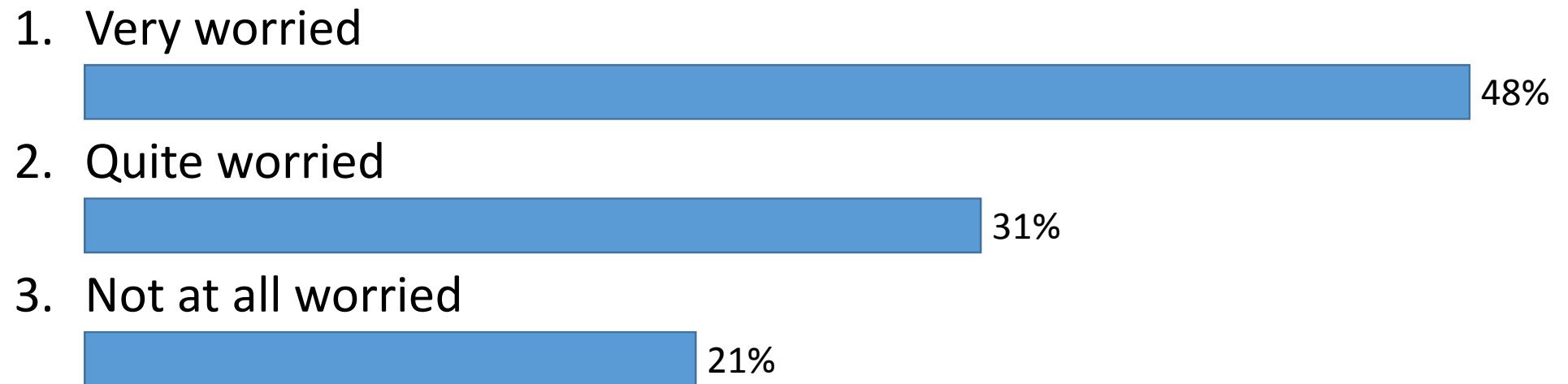
[Vote Now](#)

On BREXIT

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How worried are you about BREXIT?

[Vote Now](#)



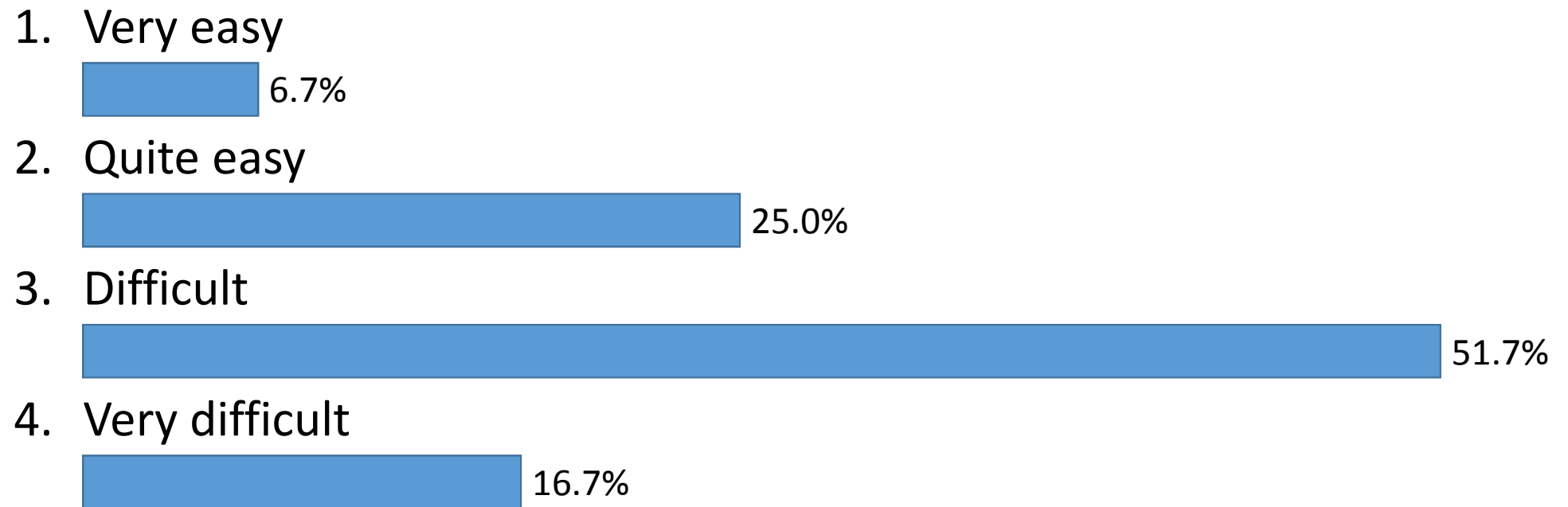
How do you think BREXIT will impact your business?

[Vote Now](#)

On Recruitment & Skills

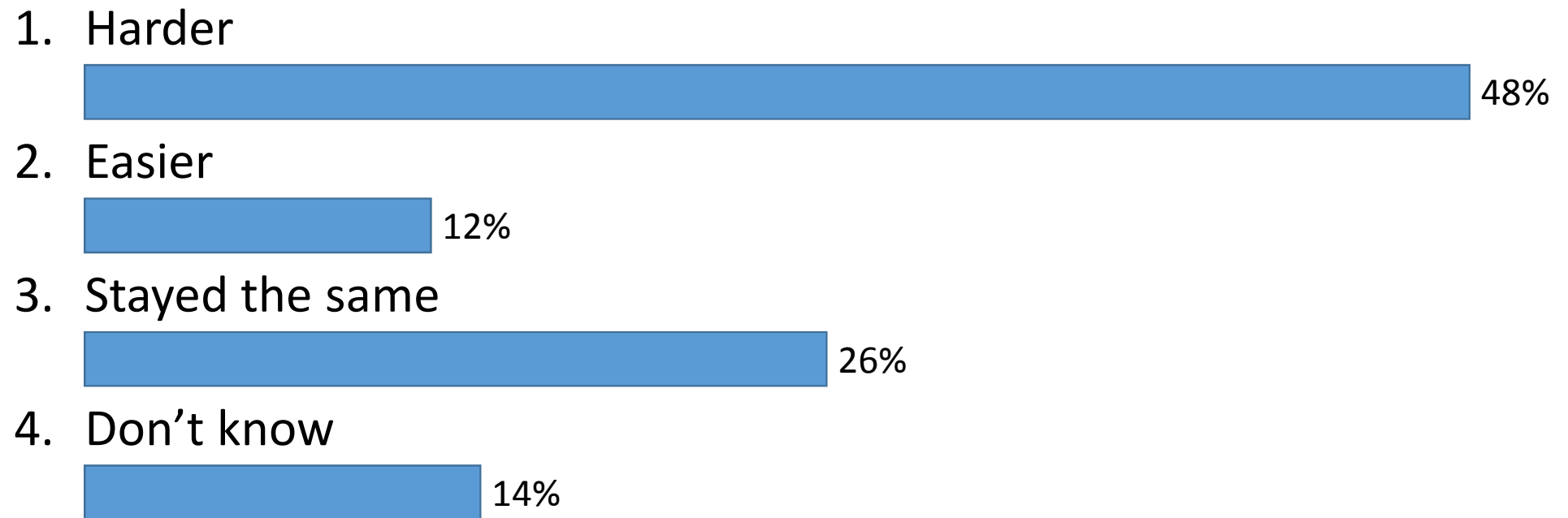
How easy is it to recruit the people you need?

[Vote Now](#)



Is recruitment getting easier or harder?

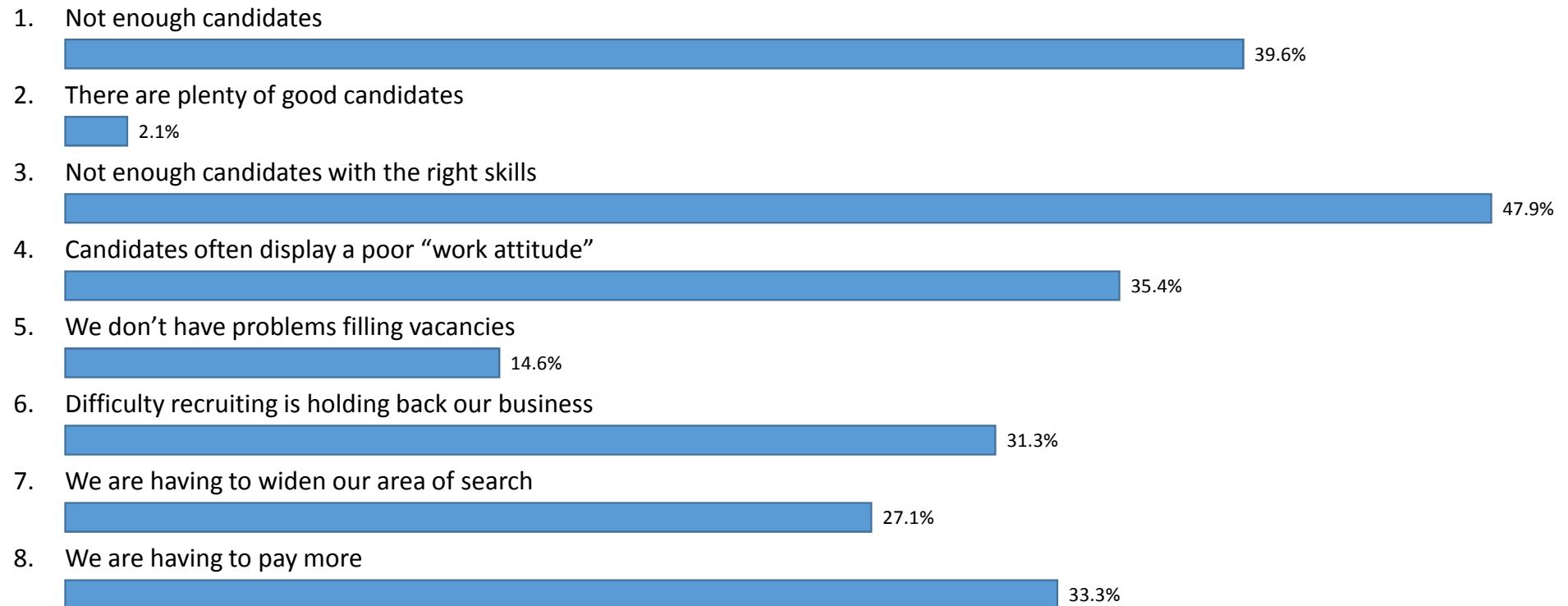
[Vote Now](#)



Which of these statements apply to you?

Enter
Number(s)
and Press
Send

Vote for up to 8 choices



(% = Percentage of Voters)

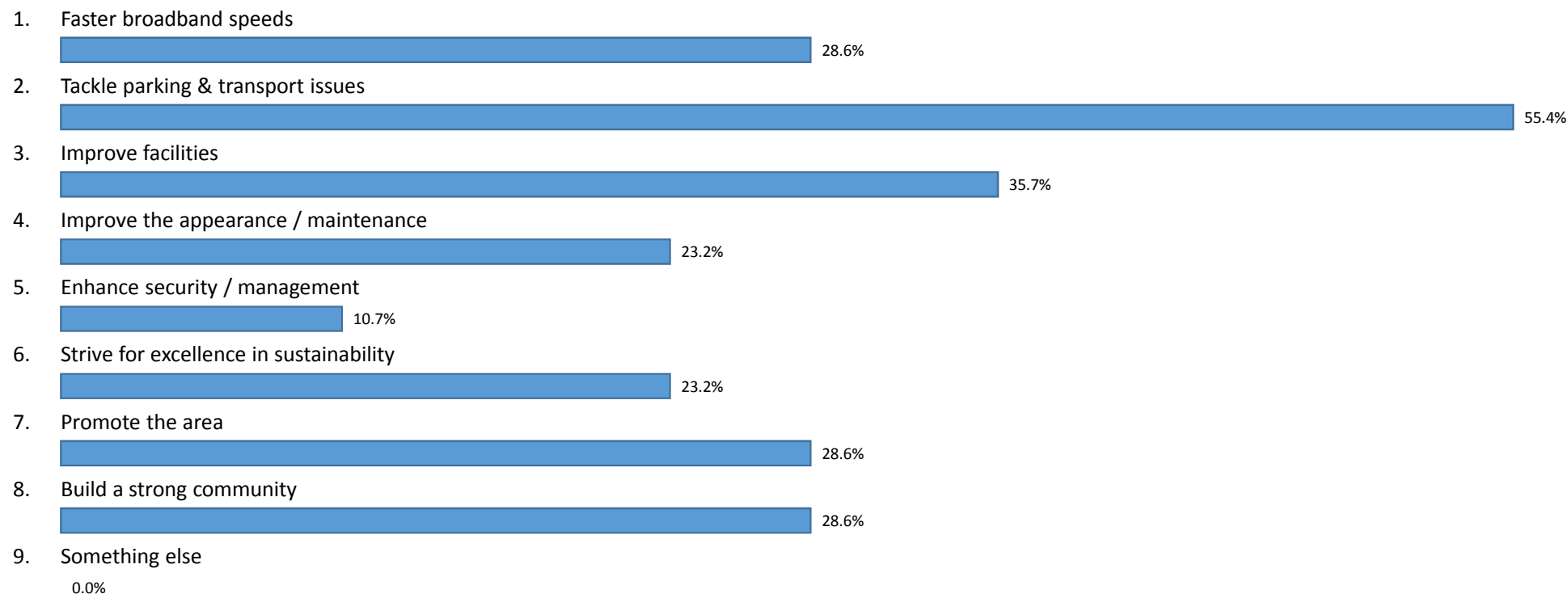
On Manor Royal



How should Manor Royal improve?

Enter
Number(s)
and Press
Send

Vote for up to 3 choices

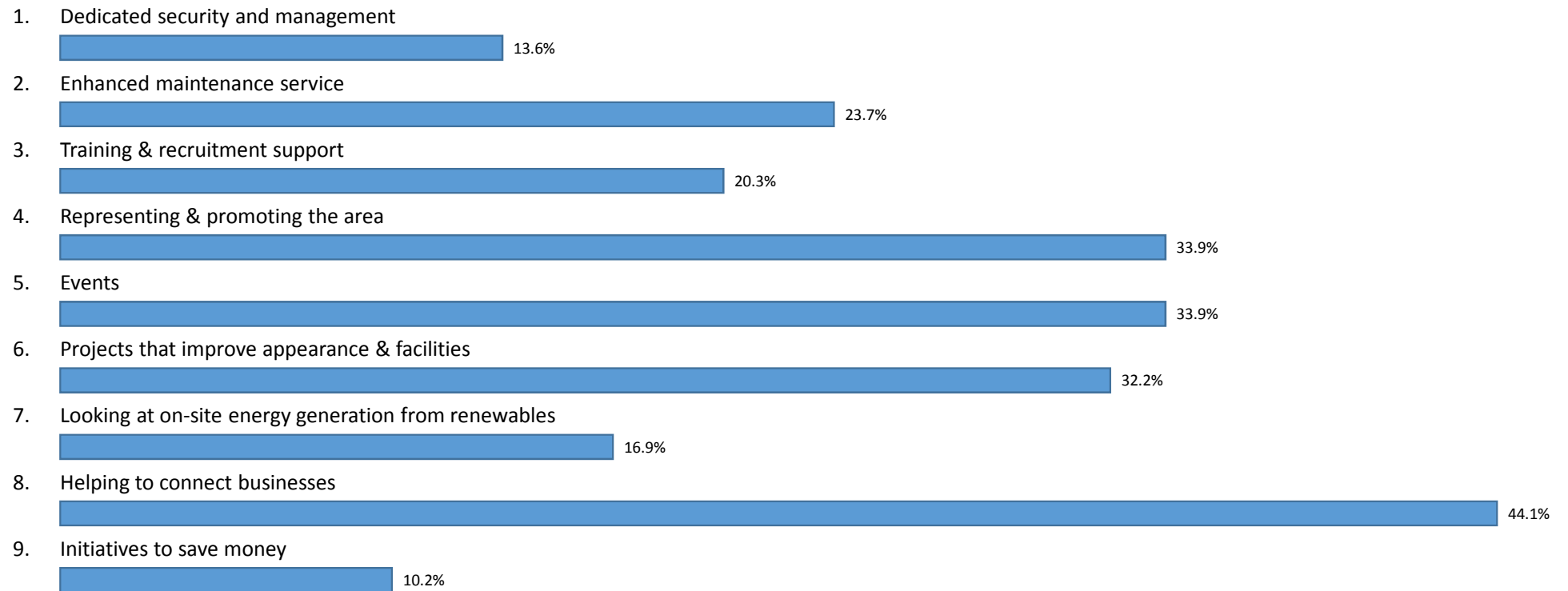


(% = Percentage of Voters)

Which BID projects do you value most?

Enter
Number(s)
and Press
Send

Vote for up to 3 choices



(% = Percentage of Voters)

Open questions



Final thoughts