



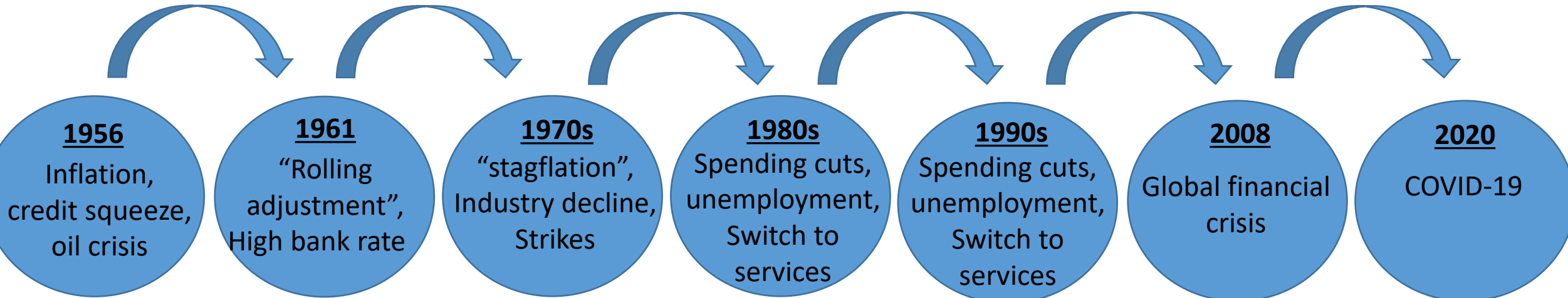
# Manor Royal Recovery Plan

**MANOR ROYAL**  
**BUSINESS DISTRICT**  
CRAWLEY & GATWICK

**Steve Sawyer**  
Executive Director  
Manor Royal BID

# The recession years

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



Manor Royal grows. Edwards, Redifon & Vent Axia move in. Gatwick opens.

MEL move to London Road site. B&CE invest. 3m sq ft. 15,000 jobs

15,000 commute to work in Crawley. Warehouse demand grows.

Astral Towers, Gatwick 2<sup>nd</sup> terminal and County Oak retail park open.

CGG move in. CBQ opens, Virgin move to The Office, City Place gets planning.

Thales open new £9m facility. 3a former GSK site sold. Masterplan & BID.

OPPORTUNITY

# COVID-19 Impact in Manor Royal

Business sector	More busy	Same as before	Slightly less busy	Significantly less busy	Not trading
Accomm & Food	0%	0%	50%	0%	50%
Construction	0%	33%	0%	50%	17%
Education	0%	50%	0%	50%	0%
Hospitality / Leisure / Health	0%	0%	10%	40%	50%
Information & Communication	0%	0%	25%	75%	0%
Manufacturing	5%	5%	26%	63%	0%
Other	24%	0%	18%	53%	6%
Professional, Scientific & Technical	0%	25%	50%	25%	0%
Transportation & Storage	20%	20%	20%	40%	0%
Wholesale & Retail (inc motor repairs)	13%	0%	0%	60%	27%

**56% significantly less busy**  
**14% not trading**

**Some bright spots**  
**Bigger companies more positive**

# Confidence in Manor Royal

Sector	Very	Confident	Unsure	Not Confident	Not at all
Accomm & Food	0%	50%	0%	50%	0%
Construction	0%	50%	33%	17%	0%
Education	50%	50%	0%	0%	0%
Hospitality / Leisure / Health	0%	30%	60%	10%	0%
Information & Communication	25%	50%	0%	25%	0%
Manufacturing	26%	42%	26%	5%	0%
Other	24%	47%	12%	18%	0%
Professional, Scientific & Technical	25%	75%	0%	0%	0%
Transportation & Storage	40%	40%	0%	0%	20%
Wholesale & Retail (inc motor repairs)	33%	33%	27%	7%	0%

**65% Confident of recovery**

**57% to recover in 12m**

**84% to recover in 24m**

**BUT**

**59% Need help**

**11% Not sure even with help**

**Hospitality & Leisure least confident**

[www.manorroyal.org/covid19](http://www.manorroyal.org/covid19)

# Manor Royal Risk

[www.manorroyal.org/covid19](http://www.manorroyal.org/covid19)

1. BASIC RISK INFORMATION				
Risk No	Risk Description / Risk Event Statement	Likelihood [L] 1 to 4	Impact [I] 1 to 4	Risk Score [LxI]
<b>A</b>	<b>BID OPERATION</b>			
1	Reduced levy income	4	3	12
2	Failure to achieve COVID Budget income levels	3	4	12
3	Loss of business confidence in BID	1	4	4
4	Significant business closures	3	2	6
5	Staff loss / failure	1	4	4
6	Board elect to close BID	1	4	4
7	Slow running of new projects	3	3	9
8	Return of COVID19 Lockdown measures (locally or nationally)	2	4	8
9	Erosion of business contacts	3	3	9
10	Failure at renewal ballot (Feb 2023)	2	4	8

1. BASIC RISK INFORMATION				
Risk No	Risk Description / Risk Event Statement	Likelihood [L] 1 to 4	Impact [I] 1 to 4	Risk Score [LxI]
<b>B</b>	<b>BID PROJECTS</b>			
1	Digital Signs: reduced advertising revenue	4	3	12
2	Digital Signs: high rates bills	4	3	12
3	Security radios: non-delivery	3	2	6
4	Micro-park Trails: facilities upgrade	3	3	9
5	Growth programme: infrastructure upgrade	1	3	3
6	Website & directory re-fresh: cancellation	1	2	2
7	Parking management plan: cancellation	3	2	6
8	Broadband upgrade	3	3	9
9	ReEnergise MR: WSCC withdrawal	1	4	4
10	ReEnergise MR: loss of business interest	2	4	8
11	Redployable CCTV: camera investment	3	2	6

**Everyone's affected**

**It's not equal**

***Underlying strengths***

**More help needed**

**Opportunity**



# Drivers & opportunities



- **Health & wellbeing**
- **Environment**
- **Clean & safe**  
**(perception & reality)**
- **Office interest**
- **Repurpose / Re-use**
- **Active travel**
- **Hyper-localism**
- **Public space**
- **Collaboration**
- **Culture (local identity)**

# BUILD BACK BETTER

Covid-19 Supplement for town centres

## 1- Localism

A massive shift in power away from central government to local communities and a renewed focus on localism. Local people must be empowered to redesign their own high streets and have a say on the businesses, services and amenities that occupy it, with increased CPO powers if necessary

## 2- Leadership

Local leaders valued and recognised in the same way that powerful mayors are viewed in other countries. Candidates for leadership roles should be selected for having a broad range of dynamic and collaborative skills in order to get the best out of their communities. They must embrace change in order to build back better

## 3- Fewer cars, more green space

Fewer streets and a huge expansion of green space, parks and town squares.

Our towns and cities must no longer be designed solely around the car as people learn to appreciate the benefit of open spaces



Bill Grimsey



# Green & Just Recovery

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## C40 Cities:

- Renewable energy
- Energy-efficient buildings
- Improved mass transit
- New parks & green space

**“15 minute cities”**

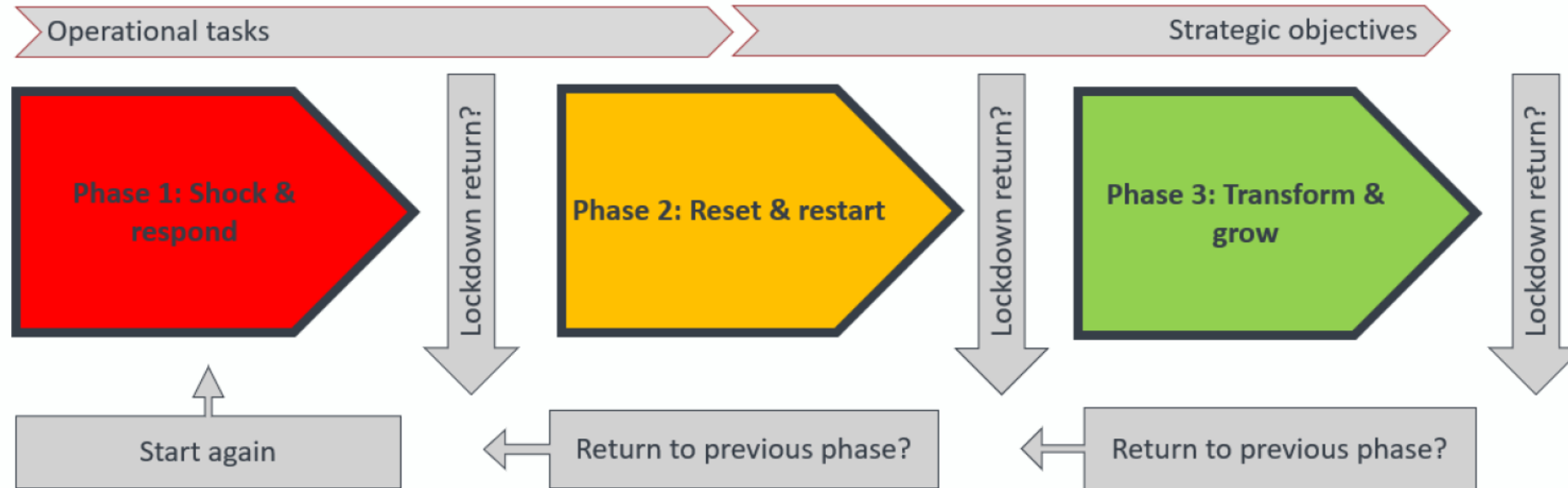
**Everything you need in a  
15 minute walk or cycle**



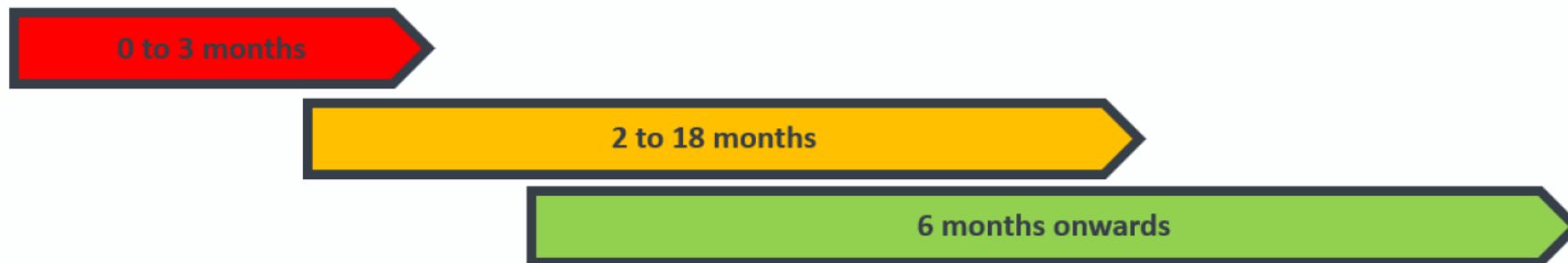
Paris Mayor Anne Hidalgo  
Dedicated bike lane, Rue de Rivoli

# Recovery & growth

[www.manorroyal.org/covid19](http://www.manorroyal.org/covid19)



## RECOVERY TIMELINE



**BID Renewal  
(Feb 2023)**

**ACT – COMMUNICATE - INFLUENCE**

# Recovery & growth

[www.manorroyal.org/covid19](http://www.manorroyal.org/covid19)

Operational tasks

Strategic objectives

**Phase 1: Shock & respond**

**Information  
Intelligence  
Advice & Guidance  
BID finance  
Service review  
Influence**

**Phase 2: Reset & restart**

**Promotion  
Service reinstatement  
Service re-design  
Resume projects  
Levy collection  
Crawley Taskforce**

**Phase 3: Transform & grow**

**Connectivity  
Public realm  
Business space  
Investment  
Partnership  
BID Renewal**

# Transform & Grow

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- (1) As per Lichfields Economic Impact Study and other studies
- (2) As per Manor Royal Projects Pack (Allen Scott)
- (3) As per Manor Royal Transport Study (Steer Davies Gleave)

Project area
Broadband (Ultrafast / Gigabit speeds)
Support for Business Hub / Innovation Hub facility <sup>(1)</sup>
Completion of superhub bus stop roll-out <sup>(2)</sup>
Completion of micro-park / trail roll-out <sup>(2)</sup>
Complete Cycling & Walking infrastructure improvements <sup>(3)</sup>
Site development for small industrial units up to 5k sq ft
Creation of a fund to incentivise rent and attract businesses
Publically accessible Electric Vehicle charging infrastructure
Ensure dropped kerbs or raised tables (as appropriate) <sup>(3)</sup>
Ensure bus shelters are provided at all stops (with RTPi)
Re-Energise Manor Royal Sustainable Energy project support
<b><i>Projects Pack unfunded public realm enhancements <sup>(2)</sup></i></b>
Gatwick Road Parade improvements / upgrade
County Oak Corner upgrade
Cobham Way Pocket Park & facilities
Faraday Road & Newton Road area enhancements

# Manor Royal: reasons for optimism



*Improved transport infrastructure & services*



*Pavements resurfaced*



*Gateway improvements*



*Digital signs installed*



*Additional security*



*New partnerships & investment*



*Additional maintenance*



*New facilities planned*



*Dedicated events programme*



*Strategy & planning*



*Promoting action on parking*



*Representing the area*



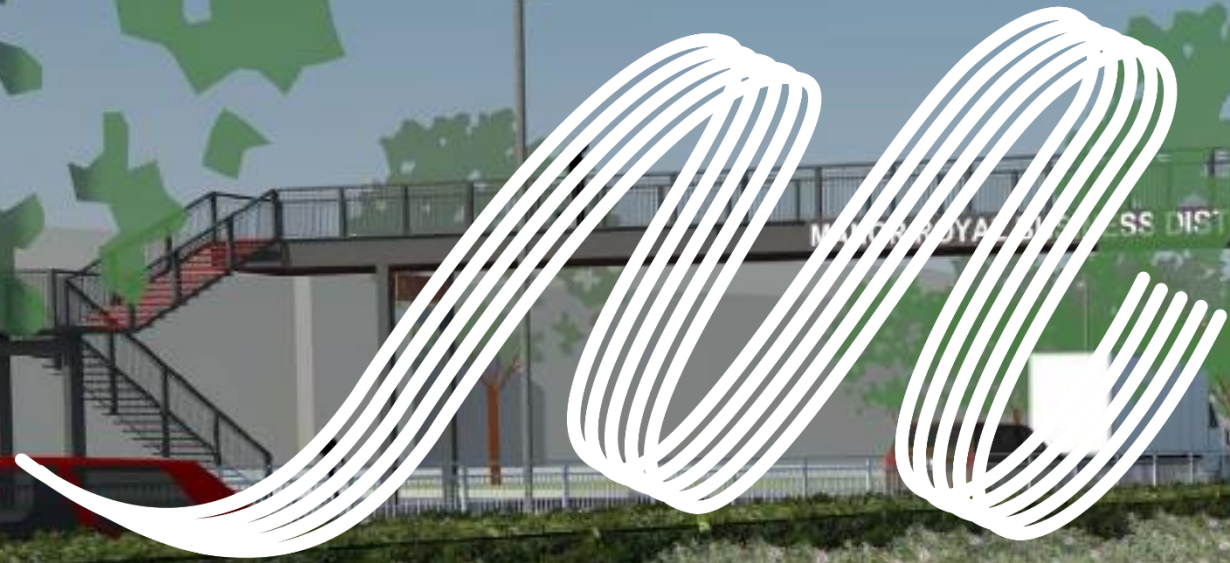
*Bespoke training & other services*



*Dedicated comms, marketing & promotion*



*Renewable energy*



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