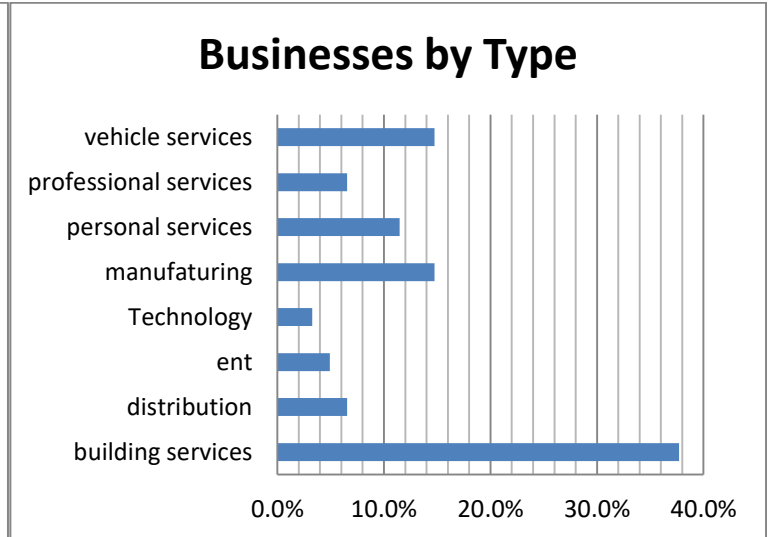
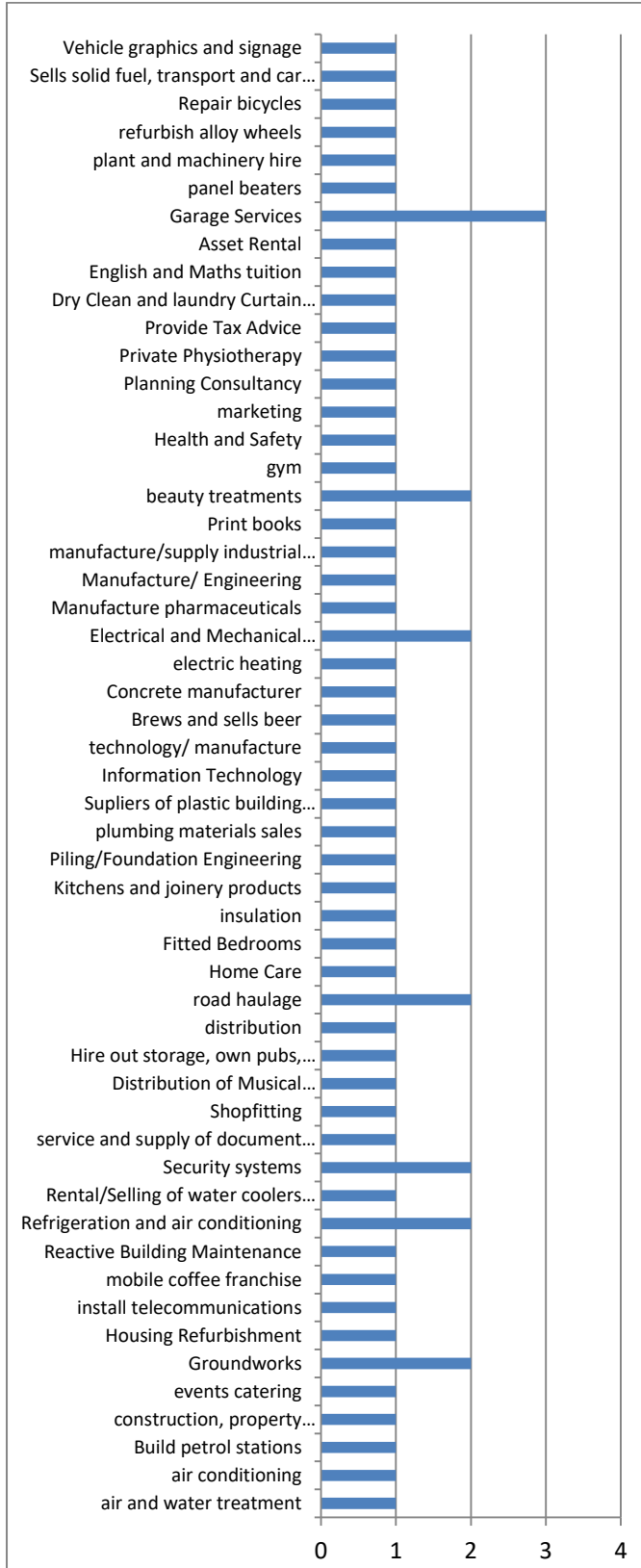


GNPF Local Industry Survey Summer 2017

Survey of Garforth businesses on the local business estates – 61 responses out of 110 companies invited to take part (55%)



We grouped the businesses by type to understand the mix of businesses. Grouping is very subjective so we have listed which business types we have allocated to each group.

Building services

Air conditioning, air and water treatment, building, construction, groundworks, housing refurbishment, telecoms installation, building maintenance, refrigeration, water services, security systems, documentation systems, shop fitting, foundations, drainage sealants, insulation, kitchens, bedrooms, joinery, plumbing, plant hire,

Distribution

Haulage, distribution

Entertainment

Events catering, coffee, pubs, clubs

Technology

Information Technology, technology manufacture

Manufacturing

Beer, concrete, electrical and mechanic engineering, pharmaceuticals, industrial doors, book printing,

Professional Services

Home Care, marketing, planning consultancy, tax advice, health and safety

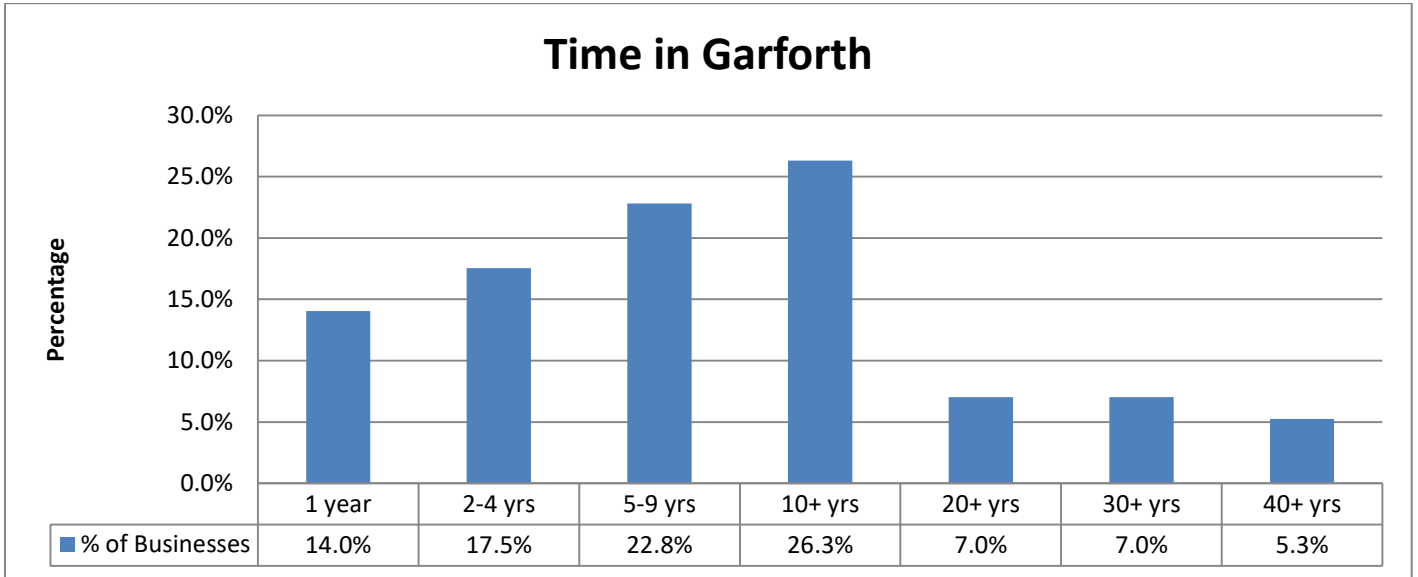
Personal Services

Beauty treatments, physiotherapy, dry cleaning, tuition

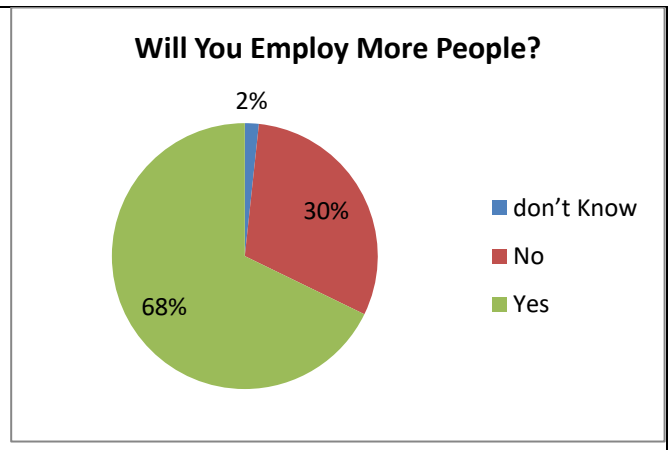
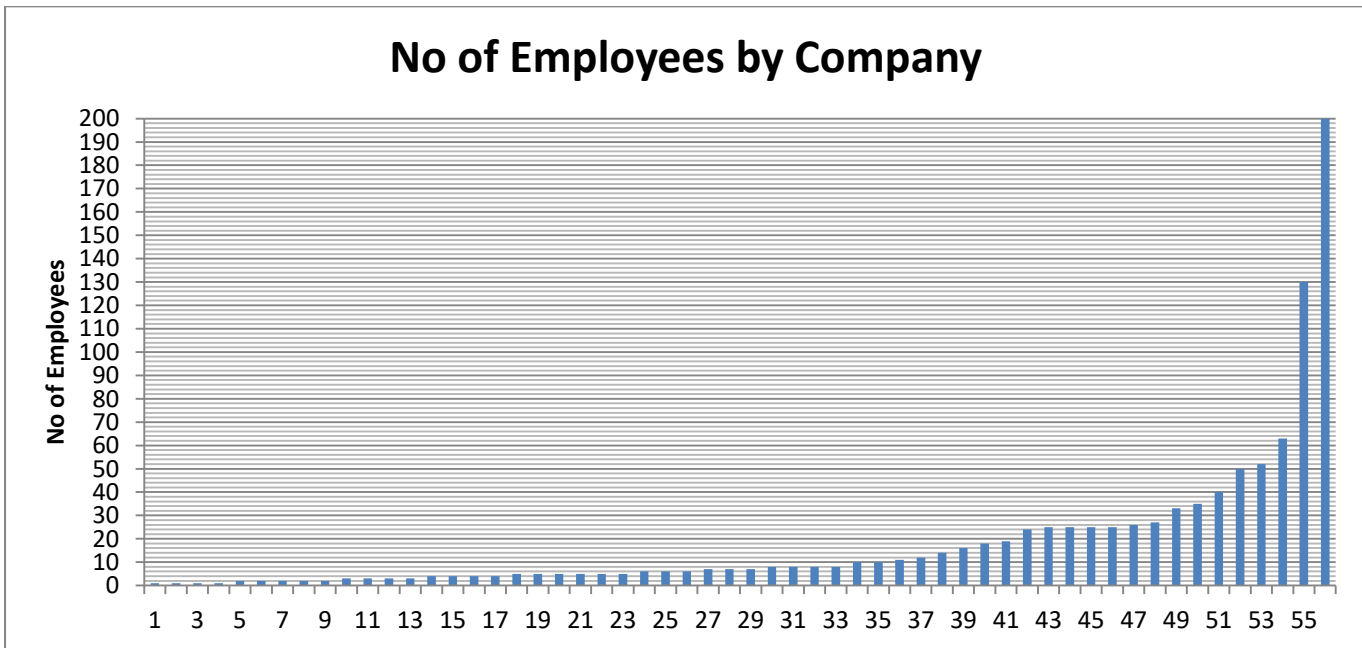
Vehicle Services

Asset rental, car sales, repairs, panel beating, alloy wheels, bicycle repairs, car wash, vehicle graphics

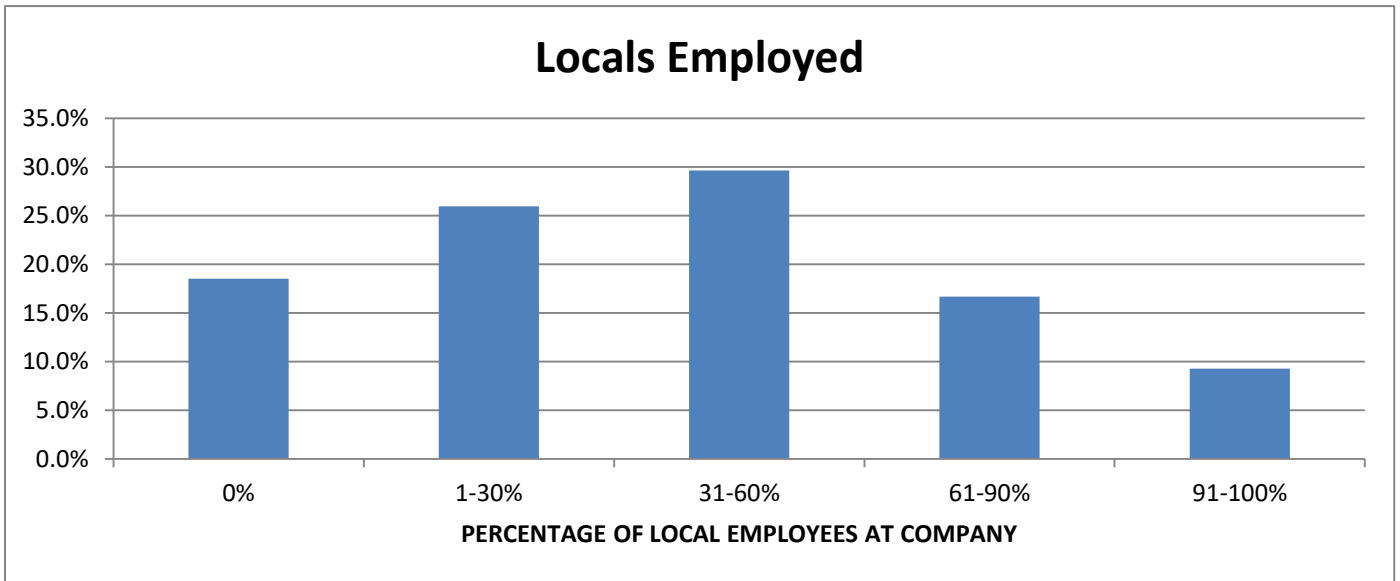
We asked how long companies had been in Garforth



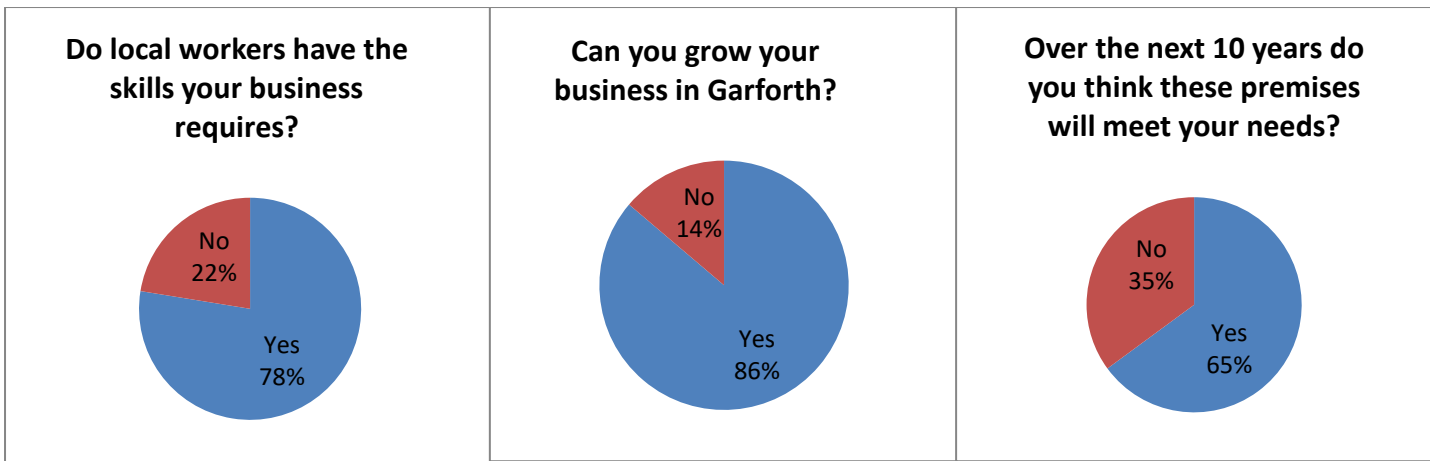
We asked companies how many people they employed and will they employ more



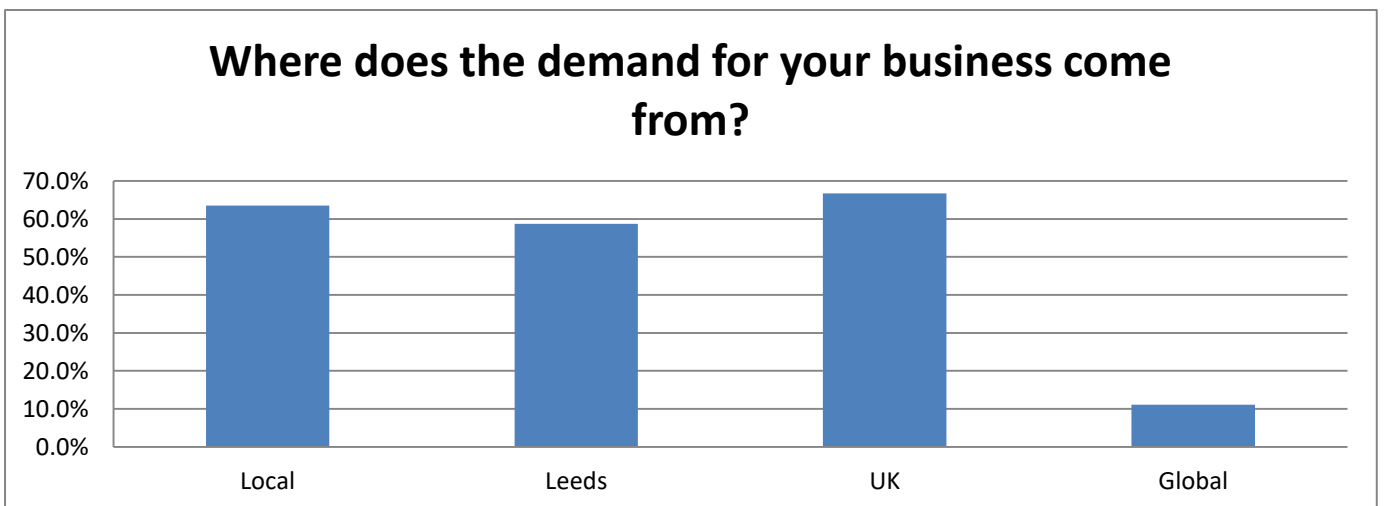
We asked companies what percentage of their staff lived locally



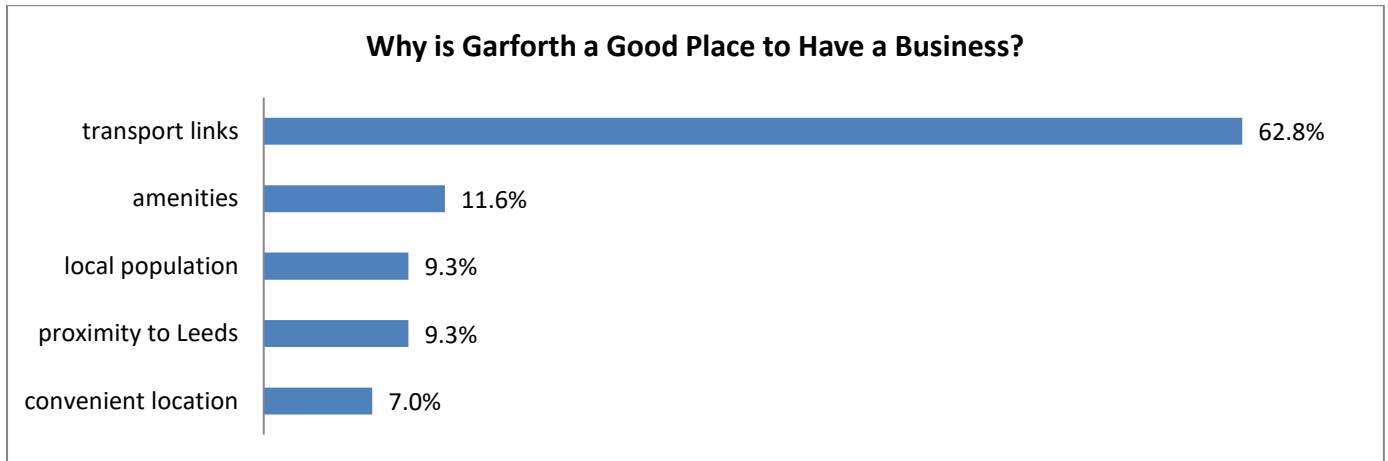
We asked :



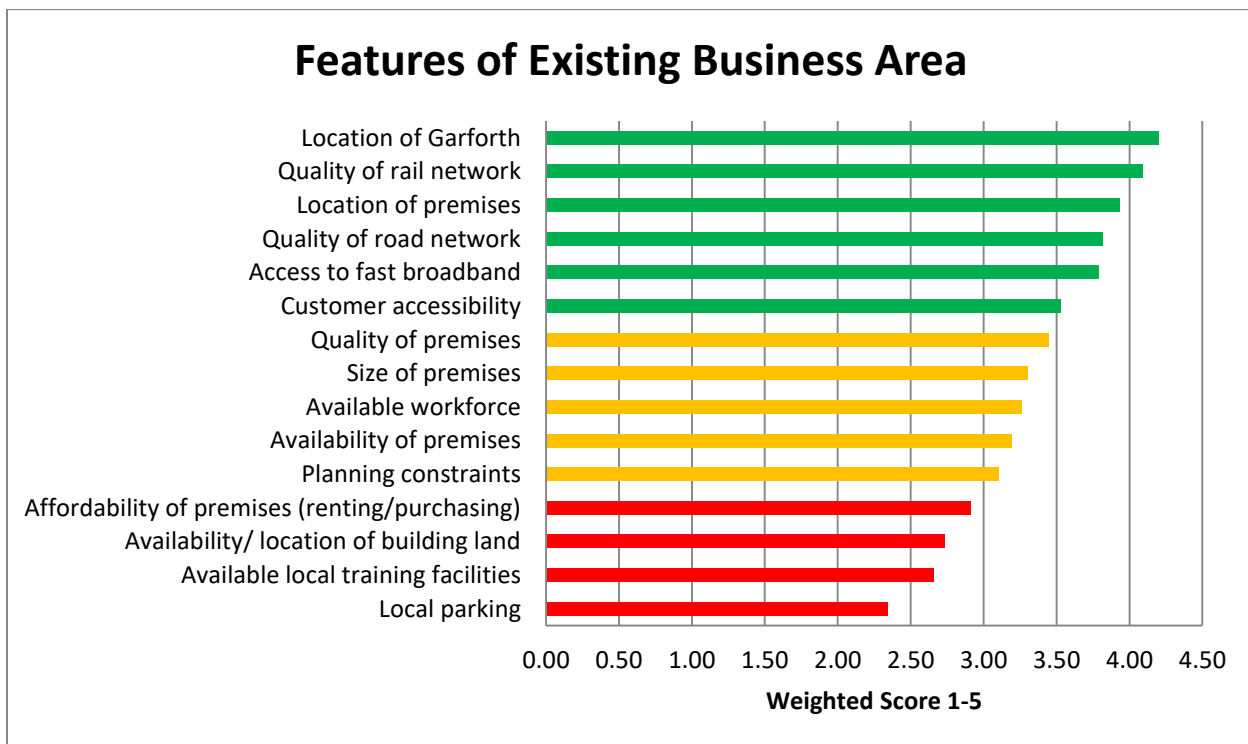
We asked where their customers came from



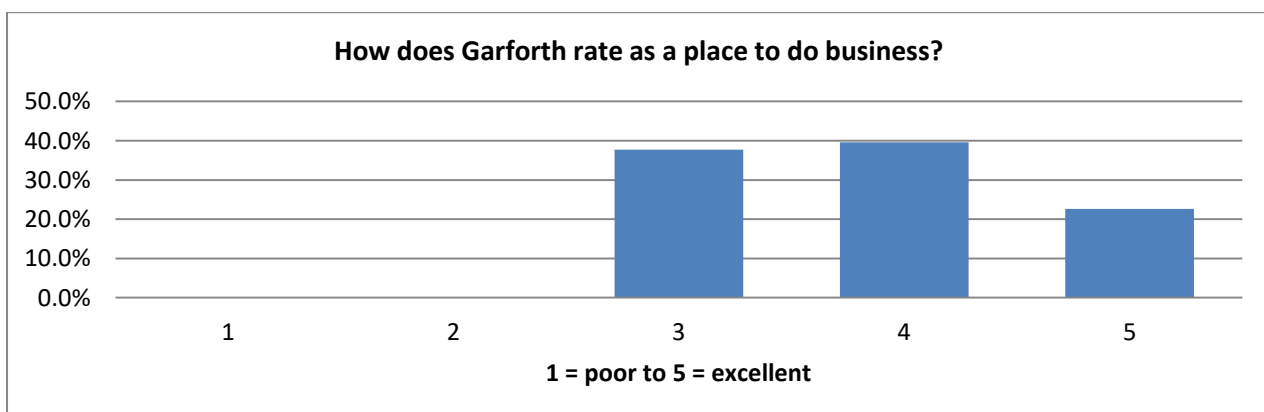
We asked why Garforth is a good place to have a business



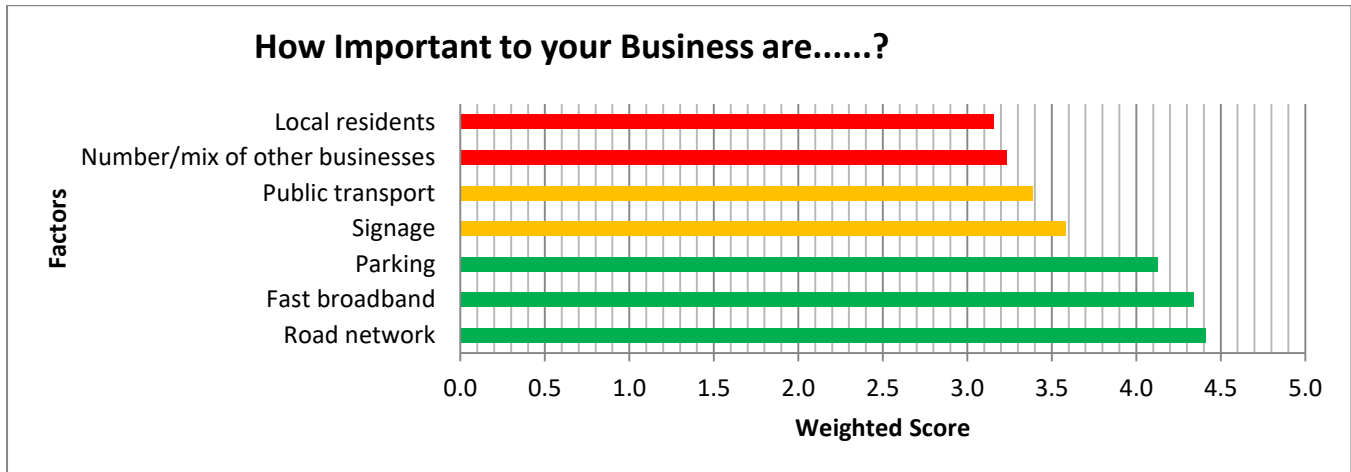
We asked what is good about having a business in Garforth



We asked , how do you rate Garforth as a place to do business



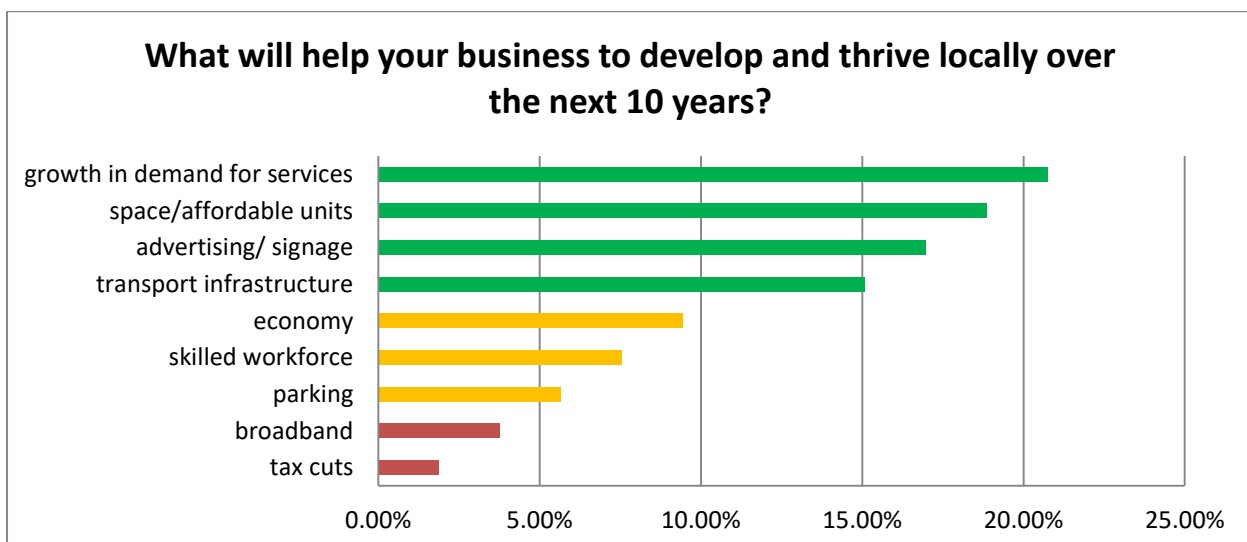
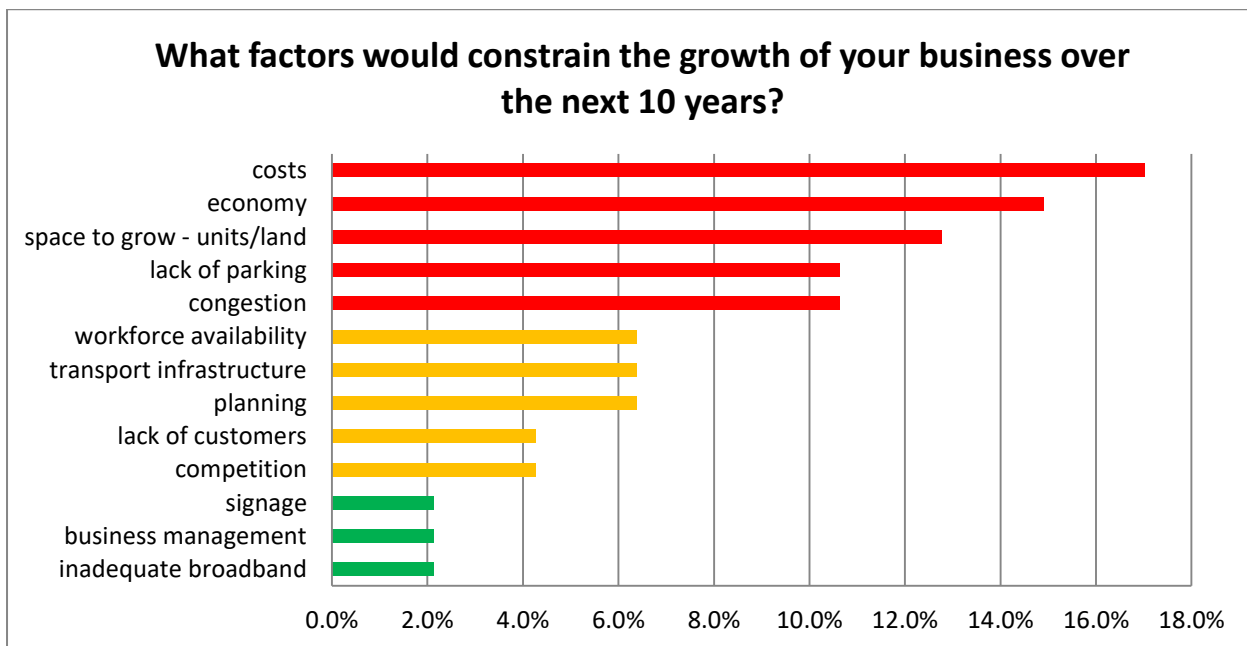
We asked how important various factors were to their business



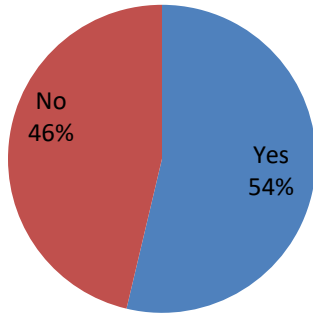
Crime prevention and local accommodation and services were other important factors mentioned

Next We Asked About the Future....

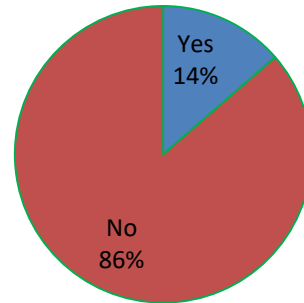
What would constrain your company and what would aid growth?



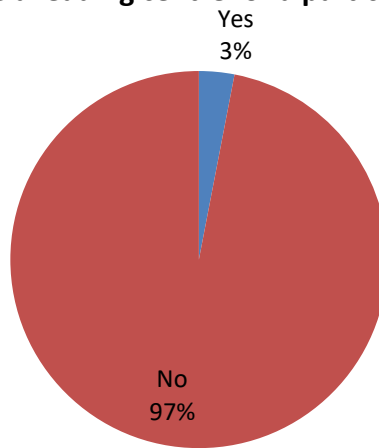
Are you planning to expand your business in the near future?



Would a Work Hub Facility be Useful?

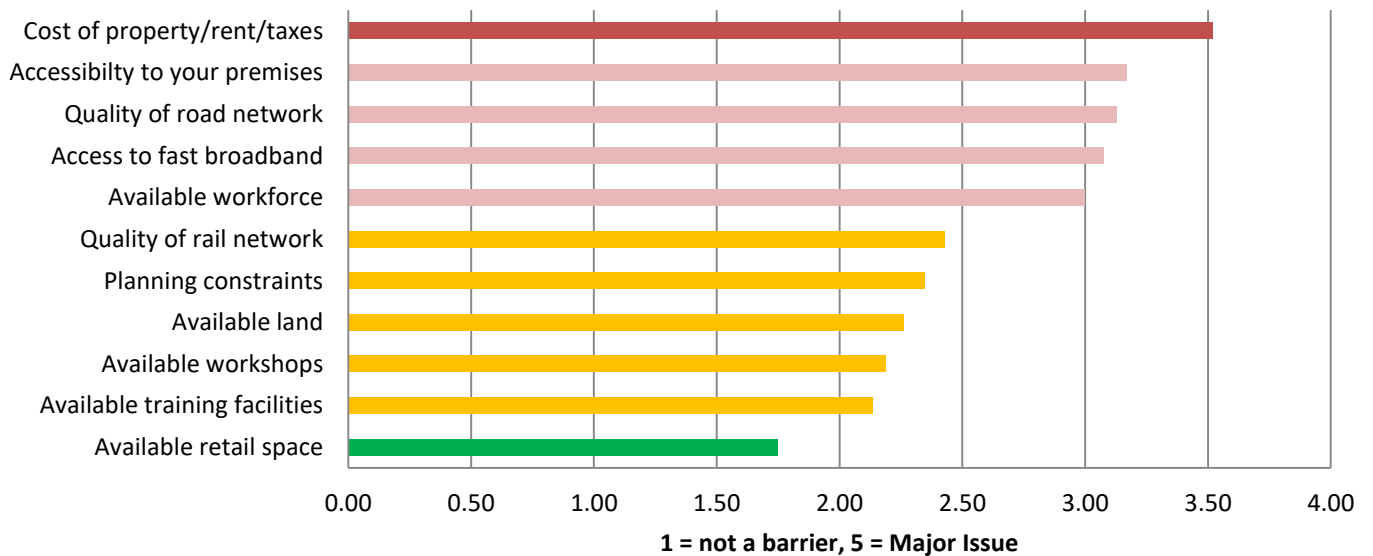


Should Garforth aim to be a leading centre for a particular industry?



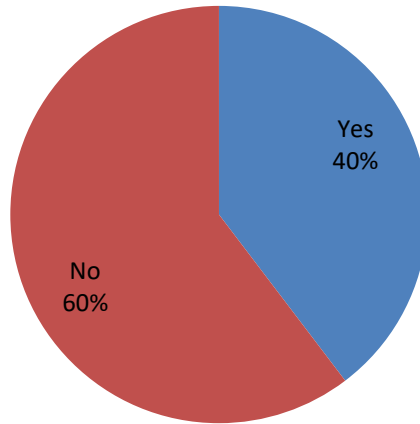
What would be the barriers to the future success of your business?

Barriers to Future Success

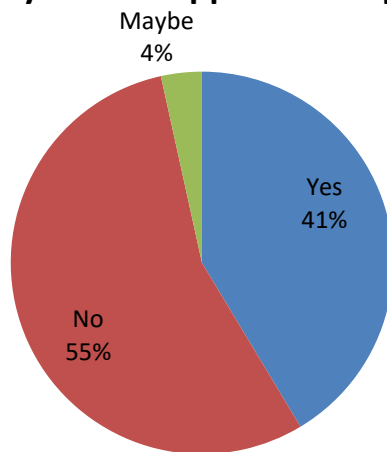


And Finally

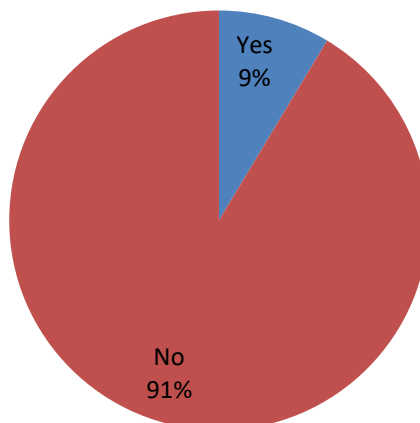
Do you employ school leavers?



Do you offer apprenticeships?



Do you have any links with Garforth Academy?



What do you think could be done in Garforth to improve business opportunities and trading?

better facilities for employees, more shopping facilities
 better parking facilities
 better signage on the estate
 brand, promoting the town
 business incentives ie dont pay rates now
 communication with business owners before decisions regarding restrictions on parking are imposed
 fast broadband
 faster broadband
 For GDS more storage units but generally a desperate need for small business units
 free advertising
 free local advertising
 Fusion Court parking is an issue
 good high speed broadband
 Improve industrial area in Garforth and mke sure that houses are not built on adjacent land
 Increase opportunities for cheaper office space
 increase parking in town
 larger industrial area
 local business owners meetings
 local employment advertising
 Local grants and new business support
 lower rates
 lower rents and rates
 more businesses
 more flexible and start up units
 More parking areas to shop. Wetherspoons has taken most of Barleyhill Rd Carpark.
 more parking spaces
 network groups and advice
 Nothing really, I think there is a lot for the size of Garforth
 park and ride
 parking
 premises - availability and cost are the main issues
 Provide larger modern units, however space is limited
 stop reducing business/industrial areas in favour of supermarkets and pubs. allow development of town centre to grow and provide retail and parking
 think Garforth is big enough
 Trade directory, better cheaper industrial units
 unfortunately the building of more factories and more housing estates

What are the biggest problems with starting/growing a business in this area?

accommodation - business units
 as always everywhere, financial
 Building brand/ reputation. Not allowed much visible signage from roadside
 business rates
 cash flow, suitable premises
 competition
 cost of property
 cost of rates
 Cost of rent and rates
 Cost/availability of land/office space
 costs
 expensive rental charges for units
 finding good staff locally
 finding industrial property
 gangsters
 getting the word out
 high rents
 Lack of suitable industrial units
 limited availability of flexible/start up premises
 no premises to buy or rent
 Not area related, but a more general issue of a supply of well trained employees to service growth aspirations
 our business requires people with a particular skill set and experience. We also need to be mobile. Mobility is frustrated by inflexibility of travel
 parking, premises and congestion
 people don't want to spend money and try to make you compete with online prices
 people with they right skills
 retail units very expensive, business rates uneven (unfair). councillors on crusades to reduce business areas (anti-business)
 skills
 start up costs
 the availability of new premises/land etc
 the rent, especiallyfor a new start up.Parking if you don't have private parking,
 Suitable premises
 the whole process of starting up a business is expensive
 We have issues recruiting as staff travel long distances and parking is poor

Should the core business areas be expanded? Please explain where and why

10 acres for small manufacturing- allocated adjacent to Thorpe Park
 i dont think so
 more industrial estates
 new eco friendly premises should be built
 no
 No not wiothout a corresponding increase in support infrastructure
 No, there is a good variety of shops in Main Street
 not necessary
 the land on junction 47
 would help if it was expanded but where would it go?
 yes and no, would benefit us but not the residents
 yes as Garforth is a growing town
 yes at the rear of Lotherton Way, towards the motorway
 Yes, but sensibly - Hawks nest/East garforth, Phoenix Court nr Micklefield and site opposite Aagrah
 Yes, to bring more customers to the area

Do you have any other comments about Garforth as a business centre?

A major concern is the gradual loss of industrial sites to retail. The loss of Miami building to retail should not have happened, 20 small units could have been accommodated
 excellent area for business but does impede on residential areas. Good mix of both business and residential
 for 45 years Garforth and the people who live here have been very kind to me
 From an office type business like ours, it will need to compete with Thorpe Park area
 Garforth is a thriving town and is an excellent area to be based for our business
 good links
 great location but we need cars to operate as we have clients far and wide and we need to have cars to succeed - nowhere to park !!!
 Seismic changes would need to occur for Garforth to change from its current ability to trade very dull high street

What would encourage more businesses to move to Garforth?

affordable office space
 better industrial estates
 Business units
 cheap rent
 Cheaper business rates
 cheaper office space
 cheaper rent and more availability
 Cheaper rent and rates and better parking/delivery areas.
 cheaper rents, better parking facilities
 cheaper workshop premises. The rent of premises is the biggest problem businesses face
 Competatively priced premises
 Discounted business sites andf an enticement eg capital allowances
 easier flowing traffic
 expansion of industrial estate, not more retail
 free parking
 Housing and business packs
 Increase availability of land/office space
 Infrastructure investment, leisure improvementsand more high quality homes and environment
 larger industrial estates
 local facilities and parking
 lower rental costs and lower taxes
 more affordable and suitably sized unit space
 more business perks
 more parking and premises
 more workshop units available
 opportunity - doesn't seem to be any empty shops/units
 parking
 parking near the offices
 parking, better road network
 Parking, main street area
 parking/ transport network
 price of property
 reasonable rents and avaiability of premises
 restaurant/shops
 the A1-M1 link road
 Unit availability - very high occupancy in all sectors retail/office/industrial.

What is your impression of the appearance and functionality of your business district?

Ash Lane

poor - disappointing for our overseas visitors
Good - small number of units with different businesses and all get on well - clean and tidy appearance
majority of buildings are dated
could do with improving
good
Some good new offices now

Beaconsfield Court

Good
our immediate area is good. The business district appearance is greatly improved by things like the volunteers of Garforth ion Bloom. Main street can be a nightmare for driving down when there are several deliveries at various premises + parking is very poor
overall good

Fusion Court

good
very industrial
good
well kept, parking can be an issue
Appearance is good although parking is an issue for Fusion Court and ash Lane
good

Lotherton Way

good
easy access, tidy
ok
good
We have a good variety of business locally
Generally good
fit for purpose
some units require modernising. Road on Lotherton Way needs repairing. Pot holes everywhere
old
very good
good
good
where we are is just fine as it is an industrial estate
better than a lot of areas in Leeds and Bradford

Newhold

Good
"lack of units on newhold to entice other businesses. run down trading estate.
customers don't know it's here even though some have lived in Garforth over 25 years"
Busy industrial estate but would appreciate opportunity for more signage visible from main road
ok
good
good

How good is the maintenance of buildings and roadways around your business?

Ash Lane

generally average, our location, Ash Lane, poor
Good, car park and surrounding area are kept clean. no maintenance issues as yet.
very poor drainage
poor as the road Ash Lane is in disrepair
good
fair

Beaconsfield Court

Good
Our building and those in the immediate area are very well maintained by the landlord
Good

Fusion Court

good
it's fine
good but requirement for on street parking has been disregarded by the council. There is now no on street parking available in close proximity to the business park. There was no consultation with business owners or landlords - business park is crippled by lack of parking
good
The approach into Garforth is always tidy and well maintained
good
good

Lotherton Way

very good
regularly maintained site
yes it's very good
good
good
OK, roads on the industrial estate are poor
ok
buildings good. street maintenance very poor - road surfacing
very good
not good, potholes in road
very poor for businesses
poor roads
the road into our industrial estate is constantly patched by the council, not a good look for the estate
the buildings and streets where we are are ok
road into Lotherton Way very poor

Newhold

Good
poor
No problem to report
average
poor due to being in an industrial estate
very good
good