



# Moving Ahead

Working together to make a difference.

# Focus

Newsletter for the Garratt Business Park

Spring 2006

**PUBLIC MEETING**  
(TO INFORM YOU ABOUT CURRENT ISSUES ON THE ESTATE)  
**THURSDAY 23rd MARCH '06**  
at **MALCOLM RYAN STUDIOS 4PM**

The Committee is organising an important meeting to which everybody on the estate is invited. This is to hear what is taking place on the estate of general concern to us all. The meeting will concentrate on the following:

- Riverside Road improvements and The National Grid
- Street Lighting, Signage and the installation of the gate
- Collecting funds for the running and maintenance of the estate, especially Rosemary Road
- Purchasing of a section of Riverside Road, which belongs to Sapcote
- Issuing shares in the existing management company to freeholders/leaseholders

This newsletter will give you a short introduction to all these issues. A big thank you to Nicol and Moon who have produced the banners and put them up and to Malcolm Ryan for hosting the event. By the way this meeting replaces the one previously arranged for the 28th of March.

PLEASE PUT THE DATE INTO YOUR DIARY.  
THIS WILL BE AN IMPORTANT MEETING FOR THE FUTURE OF THE ESTATE.

### Alan Thompson

We would like to introduce Alan Thompson, who has been seconded to our estate free of charge to help on a part-time basis with estate matters. This is thanks to Soloman - the Society of London Manufacturers and the London Development Agency. Funds available for Alan's continued involvement depend upon businesses on the estate getting involved in estate issues and meetings. So, please come to our meetings and take an interest. Recently Alan has concentrated on the state of Riverside Road, liaising with The National Grid. After years of efforts by the committee there are finally solutions in sight.

### Street Lighting and Gate

The new street lights were switched on by the Mayor of Wandsworth, Councillor Diana Whittingham, in early December last year. Also present were



Councillor Angela Graham and Councillor Jane Cooper, Judith Roscoe (Deputy Economic Development officer) and Andy Clyro (Assistant Director of Technical Services) accompanied by David and Nigel from our estate. We would like to thank Wandsworth Council again for its financial contributions and commitment.

This has made our estate much safer for pedestrians and traffic, especially in the winter months. We will now be responsible for the running and maintenance of this equipment, which brings us to the vital point of raising money, see below. The latest progress on the gate will be discussed at the public meeting.



### The National Grid and Riverside Road

The National Grid are planning to increase the grid capacity by expanding into the space recently occupied by the car auction. However, nothing will really happen before middle of next year, but part of the planned expansion will include the improvement of Riverside Road, which means we have to be patient until then. In the meantime, the National Grid promised to undertake some short term improvements to the "Pub End" of Riverside Road and to allow the management company to manage Riverside Road with respect to parking, street markings, signage etc, which will improve the safety of the road considerably.



### Raising funds

The electricity necessary for lighting the estate and for operating the gate will have to be paid for by all of us, as well as the maintenance and insurance of equipment. In the future the costs will also include improvements to roads and other areas of the estate. There is therefore an urgent need to raise funds for these commitments.

The committee has explored, with the help of Alan Thompson, how other estates deal with this issue and it seems that the quickest and fairest system links voluntary contributions to the cumulative rateable value for each business. The table below shows a minimum contribution of £100 per quarter and a maximum of £800 per quarter. This would raise in excess of £36,000 annual contributions if there is full participation.

Rateable Value	per quarter
<=£10,000	£100
>£10,000 and <=£20,000	£200
>£20,000 and <=£30,000	£300
>£30,000 and <=£40,000	£400
>£40,000 and <=£50,000	£500
>£50,000 and <=£60,000	£600
>£60,000 and <=£70,000	£700
>£70,000	£800



The idea is that we all know best what the problems on the estate are. For years we have been talking about them. This gives us for the first time the means to tackle some of them and get things moving. The Committee is in the process of setting up a Direct Debit system. Over the next couple of months you will be contacted to participate and state your quarterly contribution.

### The Garratt Business Park Estate Company

As we have reported in the previous newsletter, the formation of a management company became necessary when Wandsworth Council offered financial help with improvements to the estate. They needed a legal entity representing the estate, which could decide and commit to the running and maintenance of equipment financed by the Council. We have already introduced the committee members in the last newsletter and would like to thank them for their relentless efforts to push things forward. The committee is currently investigating how to formalise the share ownership in the management company to reflect the inclusion of all freeholders and/or leaseholders. This is another step for everybody to become actively involved in sharing some of the workload currently undertaken by the committee.

## Networking

There are over hundred business units on the estate offering considerable potential to networking. We have therefore dedicated the back page of this newsletter for advertising goods, services and facilities provided by businesses on the estate. This will help us to trade more with one another as well as sharing ideas, knowledge and opportunities. The advertising rates are at cost and Ludo Press, who are handling the layout and design, have given us the following rates:

Eighth page: £45 (including design and artwork)  
 Quarter page: £75 (including design and artwork)

Please contact us if you want an advert in the next issue.



## Website

Advertising our goods and services should also be our main motivation for creating a website. We have looked at other local industrial areas and realised that some of them have moved forward swiftly and to great effect. Please click on [www.sw-ba.co.uk](http://www.sw-ba.co.uk) for example. You will find some useful information, links and listings. Don't you think it is time that we start something similar? For kick-off we have secured the domain name [www.garrattbusinesspark.co.uk](http://www.garrattbusinesspark.co.uk). If you know of a better name, please tell us, write to us. You will find our details at the bottom of this page.



## The Business Improvement Scheme

We have mentioned in our last newsletter that Wandsworth has set up a Business Improvement Scheme for Garratt Business Park & Stewarts Road Industrial Area. So far they have received very few enquiries and we would therefore like to mention it again.

Wandsworth will consider financing up to 25% of investment plans costing at least £20,000 by way of an interest free loan and/or grant. Financial support is available from a minimum of £5,000 (total investment £20,000) to a maximum of £20,000 (total investment £80,000 or more).

Eligible expenditure includes:

- improvements to business premises including conversions and extensions, security measures, access and environmental improvements
- similar works to groups of business premises
- purchase of new equipment
- marketing, product development and consultancy studies.

For further information and details of how to apply please contact John Ruske on tel 020 88717031 or email [jruske@wandsworth.gov.uk](mailto:jruske@wandsworth.gov.uk). Officially the application period runs from 1st April 2006 to 31st March 2007.

The committee is investigating if this scheme can benefit the estate as a whole, as groups of businesses are welcome to apply for funding of joint projects.

## Parking Spaces

We all know that parking space is limited on the estate and we would like to point to just one solution that has been brought to our attention. Disused vehicles and dumped rubbish not only disfigure the estate and encourage a laissez-faire attitude, they also take up valuable potential parking spaces. There is also an opportunity to earn money out of this wasted space. For example it could be rented out for parking. Think about it and see where spaces can be reclaimed.

If you need an extra parking space, please contact Mahesh on tel 02089463979 or email at [mahesh@espof.com](mailto:mahesh@espof.com). He has just one left to rent.



## Photos

Photos shown in this newsletter just represent different views of the estate. We will include others in the next issues. We would be grateful for any contribution of photographic material.

