

APPENDIX 20 – COMPANY SURVEY ANALYSIS – WEST LANCASHIRE

Table A20.1 – Geographic Distribution of Respondents

Area	Proportion of Businesses	
	Original Sample, percent	Companies Responding, percent
Skelmersdale	27.7	28.7
Ormskirk	16.2	18.4
Burscough	16.0	16.9
Tarleton	5.3	2.2
Aughton	4.8	4.4
Appley Bridge	4.5	5.1
Hesketh Bank	4.2	6.6
Up Holland	3.7	3.7
Banks	2.9	0.7
Scarisbrick	2.7	1.5
Lathom	2.4	1.5
Bickerstaffe	2.4	1.5
Rufford	2.1	2.9
Halsall	1.9	0.7
Parbold	1.6	2.2
Wrightington	1.6	2.9
Total	100	100

Source: BE Group 2008

Table A20.2 – Reasons why Companies are Unsatisfied with Premises

Reason	Number of Companies Commenting	Proportion of Companies Commenting (out of the 8 who made comments)
Building too old/needs renovating or upgrading	2	25.0
Lack of facilities (drains/water, etc)	1	12.5
Poor security	1	12.5
Poor property maintenance	1	12.5
No parking available	1	12.5
Need 'walk-in' office (Taxi firm)	1	12.5
Not happy with rising cost of rent/service charges	1	12.5
Premises too small	1	12.5
Total	9	-

Source: BE Group 2008

Table A20.3 – Office Requirements by Location and Type

Location Type	Current Size (sqm)	Required Size (sqm)	Quality/Tenure	Area Preferred
Town centre	0-100	0 -100	Moderate/Leasehold	Anywhere West Lancashire
No preference	0-100	0 -100	Moderate/No preference	Anywhere West Lancashire/ Anywhere Merseyside
Town centre	0-100	0 - 100	New/No preference	Ormskirk
Business Park	Additional	101-200	New/leasehold	Southport
Town centre	0-100	101 - 200	Moderate/No preference	Ormskirk
Town centre	0-100	101 - 200	No preference/freehold	Ormskirk
Business Park	0-100	101-200	New/freehold	Ormskirk/Burscough
Business Park	0-100	101-200	New/leasehold	Skelmersdale
Business Park/ Rural	0-100	101-200	Moderate/no preference	Rufford/Mawdesley
No preference	Additional	1001-2000	New/freehold	Anywhere West Lancashire
Business Park	501-1000	1001-2000	New/freehold	Anywhere West Lancashire
Total	501-1800	2608-5500	-	-

Source: BE Group 2008

N.B. Where the word 'additional' is given, this means the company will be taking another property as well as retaining their current one, and so no space will be released back onto the market when they move.

Table A20.4 – Industrial Requirements by Location and Type

Location Type	Current Size, sqm	Required Size, sqm	Quality/Tenure	Area Preferred
Industrial Estate	Additional	0 –100	Moderate/leasehold	Anywhere West Lancashire
Rural	Additional	101-200	Moderate/leasehold	Anywhere West Lancashire
No preference	0-100	101-200	Moderate/no preference	Anywhere West Lancashire
No preference	Additional	101-200	Moderate/leasehold	Anywhere West Lancashire
Business Park	0-100	101-200	Moderate/leasehold	Skelmersdale
Industrial Estate/ Business Park	101-200	201- 500	Moderate/Freehold	Skelmersdale/Ormskirk/ Burscough
Industrial Estate	1001-2000	501-1000	New/freehold	Burscough
No preference	101-200	1001-2000	No preference/freehold	Birkdale
Industrial Estate	501-1000	1001-2000	Moderate/freehold	Skelmersdale
Industrial Estate	201-500	1001-2000	Basic/no preference	Skelmersdale
Industrial Estate	1001-2000	1001-2000	Moderate/leasehold	Motorway Corridor/ Anywhere North West
Industrial Estate/Rural	501-1000	501-2000	No preference	Skelmersdale

Location Type	Current Size, sqm	Required Size, sqm	Quality/Tenure	Area Preferred
Industrial Estate	501-1000	1001-2000	No preference	Liverpool
Town centre	201-500	1001-2000	Moderate/leasehold	Isle of Man
Industrial Estate/ Business Park	501-1000	2001-5000	No preference	Skelmersdale
Industrial Estate	Additional	2001-5000	Moderate/freehold	Skelmersdale/Burscough
Total	4610-9600	11,114- 23,400	-	-

Source: BE Group 2008

Table A20.5 – Company Comments

Comment	Number of Companies Commenting	Proportion of Companies Commenting (out of the 46 who made comments)
Ormskirk needs a bypass	9	19.6
Poor public transport	7	15.2
Poor road infrastructure	7	15.2
Road congestion a problem	7	15.2
Parking issues (not enough/too expensive)	6	13.0
Lack of suitable premises	3	6.5
West Lancashire District Council offers no business support	3	6.5
Business rates too high	3	6.5
Council's moratorium hindering business	2	4.3
Poor signage	2	4.3
Very little land available for future development	1	2.2
Employment allocations do not seem to reflect business needs	1	2.2
Poor accessibility	1	2.2
Security issues	1	2.2
Drains are a problem on Ormskirk Road, Up Holland	1	2.2
Speeding traffic in Wrightington a problem	1	2.2
Planning issues (not allowed to build on own land)	1	2.2
Too close to Liverpool – increases competition (company in Bickerstaffe)	1	2.2
Isle of Man Council offers good incentives	1	2.2
Total	58	-

Source: BE Group 2008