

Enterprise and Business Committee Inquiry into Town Centre Regeneration

Evidence from Liz Davies

- 1) many of the town centres have had local authorities to build out of town shopping centres which take the trade out of the town.
free parking...
- 2) many of the local businesses can not afford the rates payable thus unable to employ and keep full time staff.
- 3) the small businesses can not get support regarding rates thus local authorities take court action and then this causes a host of problems for the new business. although rates have come down in the past year it is still not viable
- 4) VAT was raised which made leases on premises far less affordable.
- 5) large units are not affordable for the small business on an individual basis
- 6) shops with low cost rents would also regenerate the town centre
- 7) smaller units to allow various self employment rather than costs of thousands of pounds with deposits if this were done perhaps people would think about becoming self employed with a variety of trade items

all the large supermarkets have gone outside the town centre no anchor stores with niche items.

e.g. cheese shops bacon shops. delicatessens. small bakery...

rental far too expensive. v.a.t. far too high. large stores like tesco's taking all the trade outside and also getting preferential rental and rates.