



Paragon Elevators Limited

C/O Florida

Ellifoot Lane

Burstwick

HU12 9EF

07/11/2023

Town Centre Sequential Assessment

We bought the residential property 06/11/2020 during covid, due to the nature of our business within the retail sector the future was uncertain as it was for many businesses

With this in mind we still needed to trade but could not afford to take any premises locally

We made inquires at the industrial/office spaces at the top of Ellifoot lane, at the time two units was vacant the first unit which AF Steel currently occupy was too big for what we needed, and too expensive, we viewed the neighbouring one, yet this was expensive and too big, The tenant that was already in the second building we had conversations with as we needed a little storage space and office space the plan was to be joint tenants however he had already committed to smaller premises elsewhere

We Looked at premises in Hedon town centre, yet again these was beyond what we could afford, parking was an issue with limitations and parking costs some of the parts and machines we have are heavy and with limited parking not ideal for engineers equally the storage available was limited.

So we made the decision to erect a modular building at the rear of the garden, our personal garages held our work machines, parts, and materials

The modular was bigger that was we initially needed as we tried to plan for future growth we have since rented a commercial unit for storage of work items and materials which is situated down the lane

Since lockdown ended its been a slow process of building the business back up, we currently have 10 office staff, we have just lost one to maternity leave, and I am due to loose another one this week to maternity leave, we have 3 office staff which we have employed that live in Burstwick, excluding Carl and I, we have 2 engineers that also live in Burstwick. I'm proud to employ locally and proud the businesses are going in the right direction.

We will have 9 office staff by the end of this week (including carl and i) and I am hopeful by the time the two girls come back off maternity leave we are in a position to offer them full time positions with the company. We also have 3 dogs that we take to the office with us, travelling distances to let them out was not viable.