

# easyStorage Method Statement

West Road, Barnsley S75 2DH



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## 1.0 About easyStorage

easyStorage is part of the 'easy' family of brands which includes Sir Stelios's easyJet, easyBus, easyHotel, etc. The brand has a reputation for excellent value and a friendly, professional service. easyStorage launched in 2018, with a storage service that includes collection from customers using giant 'Pods'. These are kept in secure indoor storage centres (60 UK locations). easyStorage launched their first drive-up container storage site in 2022 with a pilot in Oxfordshire.



## 2.0 easyStorage container sites

Containers offer a fantastic flexible amenity for private and commercial customers. easyStorage now has sites in Bristol, West Thurrock, Southend-on-Sea, Northampton, Battersea, Oxfordshire, Bedford, Park Royal, New Addington, South Mimms and Exeter. Further sites will open in Belfast, Runcorn and Leeds in 2025.



## 3.0 easyStorage in Barnsley

This document covers specifics for the proposed easyStorage site in Barnsley. Detailed market research has confirmed it to be an ideal location to meet growing local demand for more affordable self-storage.

**3.1 Lease:** The site will be leased from BARRETT EARTHWORKS LIMITED incorporated and registered in England and Wales with company number 11655359 whose registered office is at West Road, Pogmoor, Barnsley, South Yorkshire, England, S75 2DH.

## 4.0 Standard commercial yards

easyStorage uses standard commercial yards of around 0.5 to 1 acre. The surface is usually existing hard-standing concrete, rolled hardcore or tarmac. The perimeter is typically palisade fenced or similar with a gate for vehicle access.

## 5.0 Smart, tidy with no commercial refuse

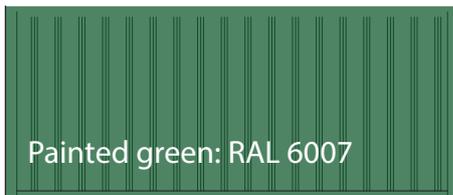
'Shipping container yard' conjures up a vision of a scrap recycling yard, with piles of waste and trucks in and out at all hours. However, easyStorage sites are on the other end of the spectrum. Sites are well designed, safe for families and extremely quiet. They are kept maintained by the site manager and no refuse is kept on site. Automated gates make customer visits quiet.



The West Road site was previously used for ground works training.

## 5.1 Quality containers - in uniform green

Shipping containers are non-permanent structures that may be lifted and moved to another part of the site, to other sites and if requested to a customer. That flexibility also enables layout to be adjusted for operational efficiency. A steel structure makes them robust and secure. Venting and rubber gasket seals around doors keep stored items dry, ideal for B8 open storage. All containers are painted in dark green (RAL 6007) to ensure a tidy, uniform appearance which is recessive in nature.



Recycled wood cladding is sometimes added to the end of rows giving for a gentle, natural appearance.



Signs for traffic management.

## 5.2 Traffic and safety on site

Vehicles are restricted to a 5mph speed on site. Clear speed limit and directional signs are installed. Like sister brand easyJet, easyStorage is family oriented and layout is designed with safety in mind.

## 5.3 CCTV, lighting and locks

Low impact LEDs and cameras are mounted on short masts directly on containers. They are angled down and in to the site ensuring no light spill or privacy issues for neighbours. LED's are activated by motion for energy efficiency. High-strength padlocks are installed on containers and site entry requires a keypad code.



## 6.0 Low impact commercial use

easyStorage is extremely low impact compared to other commercial uses.

### 6.1 Storage is silent

Sites are empty for large periods of the day and night visits are a rarity. Customers unload by hand. The rubber gaskets on the doors make them quiet to open and close. .

### 6.2 Low traffic levels

Traffic movements at easyStorage sites is minimal which is in line with industry data. easyStorage Barnsley will initially generate up to six visits per day, rising to twelve in year two. After a customer moves their items in to storage, they may not visit for months. Late night visits are rare, a typical example is a customer needing their passport urgently.

### Lighter vehicles

6.3 easyStorage traffic is 60% private cars and 40% small vans. Layouts are designed to accommodate their use and not HGV's associated with commercial logistics. That means quieter vehicles, lower emission and a better environment.

### Parking and movement on site

6.4 With low visit numbers, it is rare for more than a two or three customers to visit simultaneously. Customers have the convenience of pulling up to their container and accessing their container which usually involves a matter of minutes. Even moving in will likely be under an hour. Layouts ensure vehicles enter/exit the site safely in forward gear ensuring no highway danger.



Empty, silent site for periods in the day and all night



Very light traffic and short visits to retrieve something.

## 7.0 Amenity for local residents

A rising demand for housing means space in the home is often a challenge. Affordable storage provides local families with a fantastic amenity to store toys, furniture, bikes, seasonal sports gear and clothes. It is ideal for those downsizing or renovating. It is important when moving home or clearing a home after bereavement. Cushman and Wakefield reported self-storage grew 8% in 2023 alone and easyStorage seeks to provide a safe, fair and affordable option for all.



## 8.0 Amenity for local business

SMEs drive the local economy, combined their annual turnover totals £2.1 trillion. easyStorage gives local companies an affordable amenity to hold tools, stock etc. easyStorage is also proud to look after the needs of local housing authorities, the NHS and local charities.



A deckchair hire company in Essex, uses easyStorage between events



Accessible for all

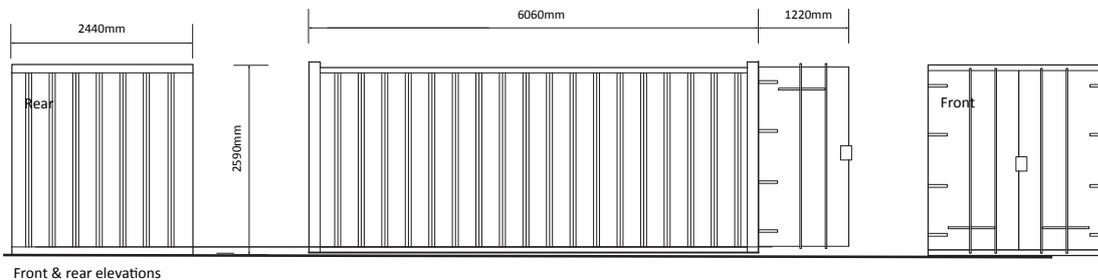


The Mayor opens easyStorage Northampton to the public

## 9.0 Operating details

Containers do not all arrive at once, delivery is gradual over months to meet demand. Their portability allows layout may be adjusted for better efficiency. Containers are lifted in to place using a HIAB.

### 9.1 Container Dimensions: Twenty foot containers measure 20ft x 8ft with smaller options available including 10ft x 8ft.



### 9.2 Site Management: The site will be managed by Midshire Storage Limited ('MSL'), a Franchisee of easyStorage. There is a small pre-existing office, although easyStorage systems enable remote management of access rights and monitoring of security.

### 9.3 Site Manager: Ben Sanderson, a Director of MSL, will manage the site and he will be the main point of contact for customers, neighbours and officials. He is supported by Fellow Director Andy Ludford as needed.

#### Duties include:

- General management of the site
- Security surveillance & response
- Gate access rights
- Customer bookings via an online platform
- Maintaining the site & containers
- Implementation of Health & Safety
- Implementation of Fire Plan
- Reporting to easyStorage HQ
- Signs, notices and communications
- Management of cleaning & landscape team
- Customer enquiries and complaints



**Ben Sanderson,**  
**Site Manager**



easyStorage  
secure booking  
platform

**9.4 Training & support:** Ben will undertake training at the easyStorage Academy in Uxbridge. This covers all aspects of running the business such as customer care, maintenance, brand values, software, marketing, H&S, etc.



**10.0 Customer Terms:** Flexible terms are outlined in a legal contract covering all regulations such as what may or may not be stored. A one month notice period is required. A deposit is taken to secure the container and ID and proof of entity is checks are made.

**10.1 Access times:** 24/7 access is standard and via secure automated gate keypad.

**10.2 Security measures:**

- i. Entry gate pin-code
- ii. CCTV with alerts relayed to site manager
- iii. Perimeter fencing
- iv. High grade locks on containers
- v. Motion sensor lighting

**10.3 Insurance:** Customer are required to hold suitable insurance cover for their belongings. easyStorage may assist if required. Sites have comprehensive public liability protection.

**10.4 Refuse arrangements:** There are no bins on site, customers must remove any items they no longer want. Contravention is enforced by official notice, and if persistent a fine. If needed, items will be collected by a private company and disposed appropriately at the customer's expense.

**10.5 No nuisance / anti vermin measures:** Customers are not permitted to carry out an activity on site that disturbs or causes a nuisance to others. This includes storing items that emit smell or cause infestations of vermin/insects. Steel containers cannot be gnawed through and no refuse bins are kept on site.

**10.6 Restrictions on items stored:** Customers may not store items that are dangerous, illegal, environmentally harmful, or explosive. This is detailed in their contract and made clear ahead of tenancy. Food that is perishable may not be stored. The site manager enforces a strict policy on this.

**10.7 Customer complaints procedure:** Customer complaints are logged and investigated by Head Office in Uxbridge. easyStorage has a 4.8 star 'Excellent' rating on Trustpilot and a reputation for value and great service. Signs on site and website pages provide contact details for customers, members of the public and officials to contact E-Storage Worldwide.



easyStorage Essex.

