



BEDMINSTER

BID



**AUTUMN
2018 | 2023**



**BUSINESS IMPROVEMENT
DISTRICT PROPOSAL
AND BUSINESS PLAN**



HIGHER FOOTFALL | LOWER COSTS
www.bedminster.org.uk/business



WHY A SECOND BALLOT SO SOON?

In March this year we held a ballot in which 70% of businesses voted YES (excluding the largest business in Bedminster – a food superstore). However as the food superstore voted NO, because BID ballots must win by number of businesses and total rateable value, the overall result was NO (the food superstore controlled over 40% of the ballot). With 70% of businesses in favour of the BID we believe it is worth considering a second ballot.



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VOTE YES FOR...



£750,000 EXTRA INVESTMENT INTO BEDMINSTER



INCREASED AWARENESS OF BEDMINSTER



5 YEARS OF EVENTS AND MARKETING



BETTER DEALS ON WASTE, BUSINESS RATES AND OTHER BUSINESS COSTS



SAFER AND MORE ATTRACTIVE STREETS

INTRODUCTION

FROM THE BID CHAIR



Welcome to our BID Proposal (and business plan). Five years ago a group of us came together to try and improve the conditions on Bedminster's streets for businesses, shoppers, residents and visitors.

Early success came in the form of pilot status as a Mary Portas Town Team which more importantly carried £100,000 grant funding.

We realised that if we were to truly meet our ambitions to significantly improve the shopping and leisure experience in Bedminster we had to secure further investment for the area. It was quickly realised the best option was a BID which we secured with 85% of local businesses voting in favour of our business plan in 2013 – this has meant a total of £600,000 of investment into East, North, West and neighbouring streets.

We are very pleased with progress to date – most clearly demonstrated by the reduced number of shop vacancies (down a third). However, there is still much work to be done. With the ongoing 'austerity' policies of Government, the role of a BID is more important than ever. Add to this the growing impact of the internet, the growth of out-of-town retailing (Cribbs is planning to increase in size by 50%) and wider economic uncertainty, it is clear the challenges for traditional retail in the near future are very serious indeed.

We have recently consulted with BID members and you have told us there is strong support for the BID. We've been delighted with both the quality and variety of ideas put forward to deal with the issues that you face and we're also pleased that those businesses who took part in the consultation believe that the Bedminster BID is best placed to deliver such projects over the next 5 years.

Finally I must record my own gratitude for the hard work of the BID board and volunteers who give their time freely and tirelessly. This is reflected in a number of national awards recognising our work including 'High Street Hero' and an MBE for Ben Barker (who co-founded the Town Team and provides an essential link between the BID and community partnership where he sits on both boards).

I hope that you have time to consider the new and existing projects that the business community have sought to have included in our business plan for the next 5 years.

I URGE YOU TO HAVE YOUR SAY ON THE BEDMINSTER BID AND VOTE 'YES' IN THE BALLOT.

Simon Dicken, Chair Bedminster Town Team and BID Manager Wilko

**THE PAST FIVE YEARS
IN PICTURES**



BEDMINSTER BUGS



BREAKFAST IN BEDMINSTER



ELVES OF BEDMINSTER



BEDMINSTER SKILLS WEEK



UPFEST



POM POM TRAIL



LANTERN PARADE



NORTH ST SUMMER FAIR



MAKE SUNDAY SPECIAL



EAST ST SUMMER FAIR



NORTH ST SCULPTURES



COMEDIANS ON THE RUN



MUSICIANS ON THE RUN



NORTH ST NIGHTS



EBENEZER GATE



BEDMINSTER SKILLS WEEK



SHOW OF STRENGTH:
THEATRE IN THE STREETS



EAST ST CHRISTMAS FAIR



BEAMING BEDMINSTER

**FOR MORE DETAILS OF
THESE PROJECT PLEASE
SEE THE PAST FIVE
YEARS KEY PROJECTS
ON PAGE 12**

THE PAST FIVE YEARS NEW BUSINESSES

In the past five years Bedminster shop vacancies have dropped by 34%.*

As vacancies have dropped, some wonderful new businesses have opened...



*Figures from Bristol City Council are for the ward area focussing on East St and part North St in particular (ie not exactly the same as the BID area).

OUR AIMS FOR THE NEXT FIVE YEARS



MARKET AND PROMOTE THE BEST OF BEDMINSTER

- **EVENTS** We will continue a regular calendar of events to retain existing and attract new customers to Bedminster
- **MARKETING** We will invest in and work with media partners to promote Bedminster's famous, and not yet famous, attractions and its unique character particularly within art & culture
- **LOYALTY PROMOTION** We will use social media to attract new customers and build loyalty through this fast moving medium

CREATE EXCITING AND LIVELY STREETS

- **MORE EXCITING SHOPS** We will work with landlords to fill vacant spaces on the High Street and attract high quality retailers to the area
- **MORE INVESTMENT** We will work to redevelop key properties and attract new, high quality businesses to the area to enhance footfall
- **MORE LANDLORD CONTRIBUTIONS** We will work to set up a property owner BID requiring landlords to contribute to BID projects in the same way as business occupiers do (see box below)
- **CREATIVE BEDMINSTER** We will work with the universities and the knowledge economy to attract entrepreneurs to set up business in Bedminster
- **GREENER STREETS** We will champion the delivery of greening projects throughout the retail streets

35%

OF SPEND

30%

OF SPEND

"THESE ARE YOUR IDEAS, LET'S MAKE THEM HAPPEN!"



MAKING BEDMINSTER SAFER

- **LESS CRIME** We will continue our work to cut crime, improving on-street communication and lobby strongly to increase Police resources for Bedminster and launch a wider and heavily discounted network of radio link for licensees and key retailers

15%

OF SPEND



DRIVE DOWN BUSINESS COSTS

- **CHEAPER BILLS** We will explore joint procurement initiatives to pursue savings for core business services
- **REFUSE** We will aim to provide a discounted recycling and refuse service for all members that is firmly coordinated to minimise on-street refuse bins and improve the shopping experience

- **THE BID NEGOTIATED A 20% DISCOUNT WITH BRISTOL WASTE COMPANY - EXCLUSIVE TO BUSINESSES INSIDE THE BID**

10%

OF SPEND



A VOICE FOR BEDMINSTER BUSINESS INTERESTS

- **LOBBY** for business interests, both individually and as a business district, and continue to be the link between the Council, residents and other major public sector stakeholders (eg in relation to improved parking)
- **REPRESENT** business interests with developers in relation to the fast changing planning and development environment, especially around Bedminster Green (ie Malago Way)

10%

OF SPEND

OUR AIMS

YEAR ONE PRIORITIES

NORTH STREET

- Dealing with litter from fast food outlets
- Traffic calming and wider pavements
- More consultation between council planning/licensing (using the BID to influence)
- Pop ups in vacant shops
- Work with shop owners to park appropriately (creating space for customers)
- More business engagement opportunities (business to business)
- 'Closed' FB group for local business



WEST STREET

- Better communications/response with the police
- Better lighting, especially on side streets – scheme to integrate with shops
- CCTV towards Parson St
- Eyes on the Street (i.e. street art)
- More greening projects
- Ebenezer 'Walk' connection to North St to encourage circulation



EAST STREET

- Improved crime and anti social behaviour response
- Mill Square – extra bins, signs prohibiting drinking (fine £x), cleaning, dummy cameras
- Approach bigger better shops (eg a Primark)
- Another sculpture trail (like the Beautiful Bugs)
- Work up a long term vision for East Street to bring it into the 21st Century
- Ensure CCTV is working and used

ACROSS THE BID DISTRICT

- More events
- Extra focus on empty buildings
- Support more street art
- A directory for the website (including details of what's stocked)
- Extension of social media - Creation of #tags on social media (eg #eatbemmie')
- More Christmas lights and more planters and greening
- Create attractive wooden screens and 'pens' to hide unsightly bins
- More police presence
- Initiatives that link North, East and West St to create a more cohesive whole

OUR AIMS

PROPERTY OWNER BID

Clearly it is business occupiers that carry the financial burden of the BID. Whilst they benefit from all of the projects we believe that landlords also benefit greatly from improved rental returns and growing capital values.

As such we will explore setting up a property owner BID (legislation is in place in London and will potentially be extended throughout England) that will contribute in particular to long term physical regeneration projects such as a redesign of East Street, pavement widening (eg match funding council resources), North Street Green etc. These are projects that have so far been beyond the financial capabilities of the original BID.



BROADMEAD, BRISTOL

Broadmead BID is a good example of business occupiers and property owners working together to successfully 'retrofit' fading shopping streets to make them more attractive and relevant to shoppers in the 21st Century.

There are a growing number of places around the UK and Europe that have subtly changed the way buses, bikes, cars and pedestrians interact to create more successful shopping experiences. An informed debate, design and funding process is now required to bring similar success to East Street and other parts of Bedminster.



EXETER



BRIGHTON



UTRECHT

The BID has already commenced working with the Bedminster Green developers to try to ensure physical improvements to the area and the new demand created from an estimated 2000-3000 new residents is directed firmly towards East Street. We have made initial progress in creating a Vision for East Street and it is this Property Owner BID that is likely to be the principle means to finance everything.

YOUR BUSINESS IMPROVEMENT DISTRICT



"I've had a shop here for twenty years and in that time trading has never been as tough as it is today. We need the BID to help us work together to turn the tide."

DARREN JONES
EAST STREET FRUIT AND VEG



"Last spring when we circulated this Business Plan, this was a picture of the Bon Marche manager. They, Argos and others are now gone. Many others will disappear in the shadow of the internet unless we greatly improve the experience of shopping and visiting here."

GEORGE GRACE
BEDMINSTER BID



"Mezzaluna supports the Bedminster Business Improvement District and its aims to improve the economy of our retail streets."

OSMAN AKBAYIR
MEZZALUNA



"We are newcomers to the BID area but delighted to support the BID which we believe is one of the reasons the area is thriving."

HELLY HIGHLAND
THE MALAGO



"The BID has worked hard to raise the profile of North St, across the city."

ANGIE PACKER
GRENVILLE WICK



"We worked with the BID on the street art sign on the front of our building and are delighted with the results."

AMY HAMILTON
RHUBARB JUMBLE



"The BID organised the preferred business rates adviser which saved us time initially and happily led to us saving thousands of pounds in business rates."

LUCIE WISE
MINUTEMAN PRESS



"The BID has been very active seeking to improve things for businesses on Bedminster Parade - I strongly support them going forward."

BRAAM VAN DER WALT
TAUNTON LEISURE



"The BID has helped us save money with electricity suppliers."

PAUL WICK
SOUTHVILLE DELI



"The BID were a very big part of helping us fight an enforcement notice against outside seating and dining - we are most grateful for the powerful voice they give businesses."

GEORGINA MOGRIDGE
THE BURGER JOINT



"The events the BID have run over this past five years have made a big difference raising the area's profile."

JULIAN SARSBY
MANAGER, HEN & CHICKEN



"The BID has helped to start the transformation of West street, and improve the area for the those who live, work and play here."

JEFFERSON CLARK
JEFFERSON STUDIOS



"We worked with the BID on the street art on the front of our building and are delighted with the results - its really raised our profile with a constant flow of people coming by taking photos etc."

KALAN SMITH
BESLEY ESTATE AGENTS



"The BID helped us when we first arrived in Bedminster five years ago and we are delighted they are going for a further five year term."

BEDMINSTER POST OFFICE



"It's all about community. The BID is a big part of that."

LOUIE SANDY
ALBATROSS CAFE



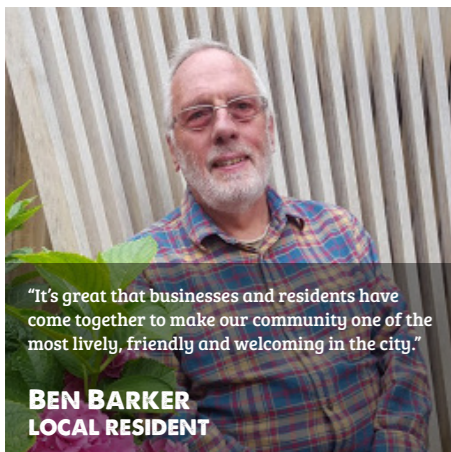
"We need to make the area as attractive as possible in order to make people come, stay longer, and come back again and again. The BID can help with that."

ANNA CLEMENTS
MON POTE



"Our end of North Street has improved greatly over the first five years of the BID - it would be good to take it to the next level."

MARC WESTON
TEN HAIRDRESSING



"It's great that businesses and residents have come together to make our community one of the most lively, friendly and welcoming in the city."

BEN BARKER
LOCAL RESIDENT



"The BID were a strong voice of support when dealing with the council and other public agencies as we sought relevant permissions to open new businesses."

BEN GATT
THE OLD BOOKSHOP



"We are delighted to support the BID. Like us they are all about strengthening and promoting wellbeing of this wonderful community."

ADE WILLIAMS
BEDMINSTER PHARMACY



"Councils simply don't have the resource to do the sorts of things we all as a community would like to see. I urge everyone to support the BID... it can make a big difference."

CHARLIE BOLTON
COUNCILLOR



"Crime and anti social behaviour continues to be an issue on East Street. The BID representing the businesses interests with the council and police is essential."

PETER HOCKENHULL
VIVA LA MEXICANA

"THE GREAT SUPPORT WE GET FROM THE BID GUARANTEES A COLOURFUL AND HUGELY POPULAR PARADE OF ILLUMINATED LANTERNS IN DECEMBER ON OUR BEDMINSTER STREETS."

CAROLINE KING
BEDMINSTER LANTERN PARADE

THE SMALL PRINT

THE PAST FIVE YEARS KEY PROJECTS

CREATE VIBRANT STREETS THAT EXCITE AND DELIGHT

Our highest priority in the past five years has been quite simply to improve the experience for shoppers and visitors and ideally 'delight' them.

We have:

- Hosted or funded events (in part or wholly) including
 - Christmas lights and installations (Elf Villages, Santa Post-boxes etc) – throughout Bedminster
 - Winter Lantern Parade financial support
 - On the Run events 3-4 times annually (musicians, comedians, magicians, variety etc)
 - Theatre in the street or shops by Show of Strength walking tour performed by actors in local shops
 - Skills Week – annual event incorporating c60 mini events in shops etc
- Markets and Fayres – joint or sole funding and marketing of summer and Christmas markets on East Street and North St and East St weekly market
- Upfest Annual Festival (financial support for the largest street art festival in Europe)
- Make Sunday Special – grant won and event entirely organised by BID
- World of Bedminster month of events including closing North Street for a community meal event
- Art in shop windows – various trails and promotions
- West Street Stories – grant for stories and photos exhibition
- Remembrance Week (poppies on East St bollards)
- Bristol Green Capital – walking project Let's Walk Bedminster
- Art tours funded
- Breakfast in Bedminster annual restaurant and cafe event
- Invested in market stalls, gazebos and a generator to facilitate events on the streets
- Window Wanderland

Attractive streets – commissioning art or greening projects:

- Pocket parks on East Street (ie planters and art on 'Caraboo Square' on Mill Lane)
- Ebenezer Gate on North Street
- Greening - new planters and/or flower baskets installed on East St, North St, West St
- Wall brackets on North St for Christmas trees and flags
- Numerous street art installations (ie on and above shops)
- Sculpture trails including the Beautiful Bugs of Bedminster
- Shop signs/sculptures on North Street
- Lamp post Banners - 20 banners on lampposts on East Street and Bedminster Parade

MARKETING AND PROMOTION FIVE YEAR REPORT

BY THE BID'S SPECIALIST ADVISERS, PLASTER

Plaster has proactively promoted all elements of Bedminster's business community through print, online and broadcast press as well Bedminster's dedicated social media channels. Through the use of social media, conventional press and special events Plaster has cultivated an image of Bedminster as a bright and vibrant community, creating vibrant streets that excite and delight and further promoting Bedminster as a buzzing retail, social and leisure destination in Bristol.

EVENTS

Plaster has overseen, organised and led on the promotion of numerous community events since the inception of the BID including:

- East St End of Summer Fayre
- Breakfast in Bedminster (2017)
- Musicians on the Run (various)
- Skills Week
- Make Sunday Special
- Buskers on the Run
- Halloween Fun Bus
- Bedminster Elves



SOCIAL MEDIA

Plaster has proactively promoted every element of Bedminster's business community across its social media channels. Businesses are actively encouraged to submit content to the team. Bedminster's social media channels have seen excellent growth year on year.

SOCIAL MEDIA STATISTICS

	2013	2014	2015	2016	2017	2018
	844	1,349	2,606	3,641	4,603	4,873
	1,714	2,807	3,855	4,729	5,537	5,930

VOICE AND INFLUENCE

The BID brings together 300 businesses into a single strong and informed voice that we have used to try to influence the council and other public agencies on behalf of local business interests. In particular:

- PLANNING AND DEVELOPMENT** - supporting planning applications eg St Catherine's Place, Factory1 and Bedminster Green. The shortage of residential accommodation across the UK has meant a renewed focus on Bedminster for residential development. Given the additional demand that people living within easy walking distance of local shops will provide, the BID has offered full support to these developers.
- ST CATHERINE'S PLACE** - received planning consent for 180 residential units, new shops and other facilities including a vastly improved walking environment that will finally bring an end to the desperately poor shopping environment that currently exists, which has been largely vacant for the past decade.
- FACTORY1** - is the second development which comprises the proposed change of listed office building into a large scale, high quality residential development with improved retail and leisure offer in the colonnaded ground floor. Developers City & Country are well known to Bristol as owners of the nearby former General Hospital which is undergoing a similar transformation.
- METROBUS** - As part of the MetroBus proposals for Bedminster we are delighted that following a series of meetings with officers we have informal agreement for significant improvements in the pedestrian arrival experience on Bedminster Parade. Outline proposals incorporate pavement widening and renewal; new road surface; planters; trees; creation of mini plaza; place making at this important gateway to Bedminster.
- RPS - RESIDENT PARKING SCHEME** - The BID met on numerous occasions with council officers to represent businesses perspective. RPS is going through final stages of review and we have had some success:
- EAST ST** - the lower end which joins Bedminster Parade where there are already high vacancy rates amongst shops we were pleased that our concerns are heard and the plan to introduce double yellow lines has now been 'parked' and shopper parking will instead be maintained
- NORTH STREET** - the Town Team has lobbied hard to increase the shopper parking on streets immediately adjacent to North Street. We understand this issue is still under review and will continue to press for measures to improve shopper parking and accessibility.
- OTHER PARKING** - Ongoing representations to increase car parking spaces where there are unnecessary double yellow lines or other restrictions.
- LICENSING** - we questioned the extension of Cumulative Impact Area to ensure quality restaurants could still come to the area.
- CONSERVATION AREA EXTENSION** - the BID was successful in ensuring the extension of the conservation area may not be interpreted as a disincentive to investment and new development.
- STREET CLEANING** - monitoring the streets and liaising with council services.
- ENFORCEMENT** - For example we fought and successfully overturned an enforcement order by the council for outdoor seating on North Street (The Burger Joint) and now several restaurants have created extensive seating area which contributes greatly to the atmosphere at lunchtimes and evenings.

THESE TWO DEVELOPMENTS ALONE HAVE THE POTENTIAL TO CREATE AROUND £5M WORTH OF ADDITIONAL ANNUAL SHOPPER DEMAND FOR EAST STREET - THE PROGNOSIS FOR EXISTING AND NEW SHOP OPENINGS ON EAST ST IS VERY GOOD.



FACTORY1



ST CATHERINE'S PLACE

REDUCE CRIME AND ANTI-SOCIAL BEHAVIOUR

Research has proven that if you make streets cleaner and more attractive this helps support a drop in crime. Thus our efforts working with the council cleaning agencies and making streets more attractive through greening, art and bringing vacant buildings back into use has contributed to reduced crime levels.

More directly the BID invested in radios to support the eradication of violent 'hotspots' in Bedminster (ie a number of pubs selected on advice of the police).

Finally we have hosted various crime groups for the BID, meet regularly with police and relevant

council departments and currently represent businesses interests on a wide ranging crime and anti-social behaviour group led by the local police sergeant.

REPORT FROM AVON AND SOMERSET POLICE

The setting up of the BID for Bedminster has meant that the whole community now works together as a collaborative resource to provide solutions to issues that arise. The BID working closely with the Police means there is a clear business voice to get to the issues and solve them sooner.

Positive outcomes include information sharing that led to the recovery of a significant volume of stolen property, a new working group formed in the community to tackle street community issues, resolve negative issues with council CCTV, improve the visual appearance of

the area and help deter incidents of crime and anti social behaviour. The relationship continues to grow between the Police and BID and is a key tool for local officers to tackle issues in the area.

DRIVE DOWN BUSINESS COSTS

Our main focus in the first BID term was waste as this gave us the opportunity to reduce costs for businesses whilst at the same time create neater and cleaner streets. We commissioned a major procurement exercise in which the city's and nations main waste contractors were

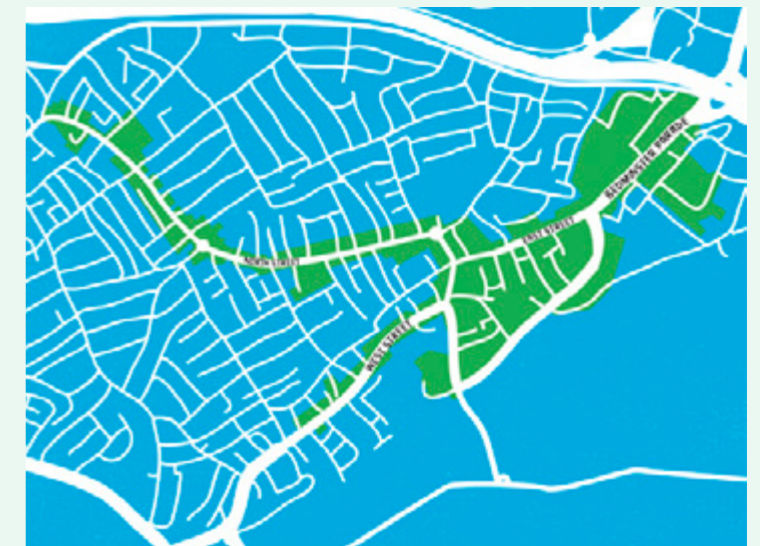
asked to bid for preferred partner status for the BID. The winning bidder offered deeply discounted prices that businesses informed us led to approximately 20% savings. This has now been superseded by Bristol Waste Company who have confirmed approximately 20% cost

savings for businesses simply by being part of the Bedminster BID. Other successes include search, appointment and promotion of a preferred business rates adviser who inform us over the past 4 years they have saved over £26,000 for Bedminster businesses.

THE BID AREA

STREETS

Bedminster Parade	Raleigh Rd
Boot Lane	Sheene Rd
Cannon St	Sheene Way
Dalby Av	St Catherines Place
Dean Lane	Regent Road
East St	St Johns St
Essex Street	Stafford St
Hereford St	West St (1-151 and 2-158 only)
Kent St	Willway St
Little Paradise	
Lombard St	
Malago Rd	
Nelson Parade	
North St (excluding Brewery Court)	
Philip St	



THE SMALL PRINT

BID RULES EXPLAINED

The BID legislation of 2004 sets out the rules and regulations under which the BID ballot must be carried out, and the framework under which the BID must operate. Key points are:

BEDMINSTER BID RULES

1. The person liable to pay the BID levy is the Liable Party for the non-domestic rates for the hereditament, on the first day of each billing period (i.e. 1 November of each year).
2. The term of the BID will be 5 years commencing 1st November 2018 and ending on 31st October 2023.
3. The BID levy rate will be fixed at 2% of the rateable value for the full term of the BID (five years).
4. The BID levy will be applied to all eligible hereditaments within the defined area with a rateable value of £5,000 or more, except those that are listed on the National Non-Domestic Rates list as Club and Premises, Superstores and Workshops and Premises.
5. Properties where the BID levy payer would be in receipt of charitable mandatory relief for Business Rate shall be entitled to relief of 75%.
6. There is no distinction to be made between occupied or unoccupied hereditaments. Both occupancy statuses will attract the full BID levy save for the reliefs mentioned in part 5.
7. Throughout its 5 year term the BID Levy will be charged on the rateable value shown for the hereditament on the 1st September 2018 iteration of the 2017 valuation list or should none exist the rateable value as listed on the subsequent list.
8. The BID will adopt a 'chargeable day' levy assessment in which liability is paid in full for each billing period, no refunds or apportionments will be made if the BID levy payer leaves during the billing period. The liability for the levy payment is always the person/business liable for the payment on 1st day of each billing period (i.e. 1st November of each year).
9. No amended bill will be issued during the billing period or recalculations for previous billing periods when a hereditament is removed from the rating list, the rateable value is reduced to zero, a hereditament is split or merged with another hereditament. These changes will be applied from the next billing period.
10. Where a property has its rateable value increased from zero or is new to the list the BID Levy liability will commence from the next billing period.

Note: Persons eligible to vote in the ballot will be the non-domestic ratepayer listed on the Council's database for each hereditament (business premise) situated in the geographical area of the proposed BID. Each person entitled to vote in this ballot shall have one vote in respect of each hereditament occupied or (if unoccupied) owned by them in the geographical area of the proposed BID. None of the costs incurred through the development of the BID, before the formal ballot, will be recovered through the BID levy.

THE BID CONSULTATION PROCESS

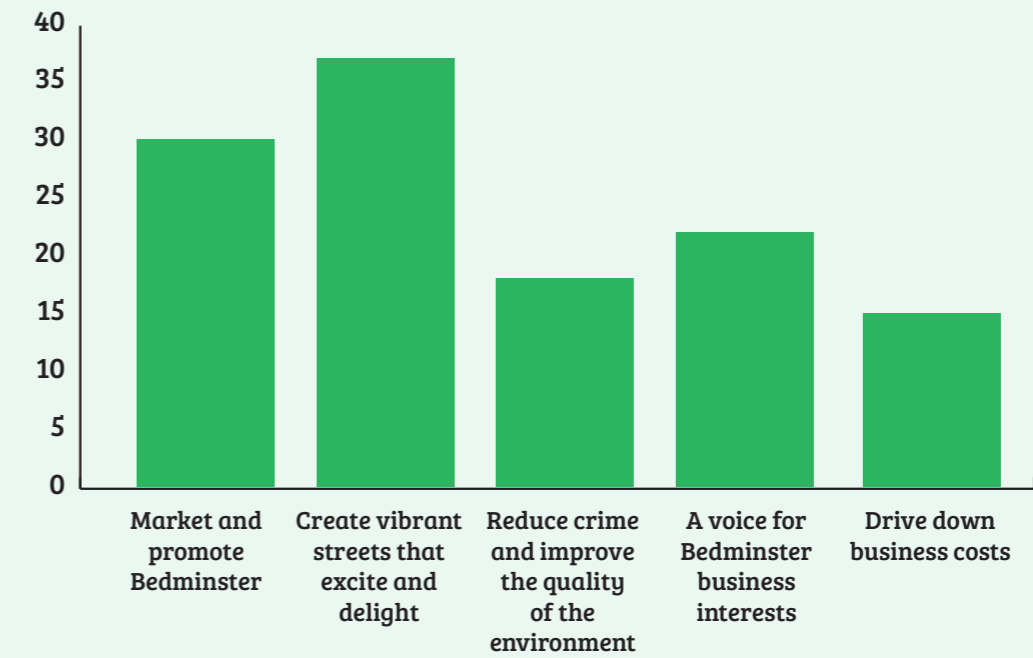
A six page consultation brochure was produced and distributed by hand in physical form and digitally via the BID newsletter (on two occasions in May and June 2017 and an updated one in May 2018).

Feedback was drawn in eight open consultation events, via 1-2-1 meetings by members of the BID team visiting businesses and finally by businesses being offered the opportunity to feedback remotely (by post or digitally on the BID website).

Over 100 prospective BID levy payers were reached this way and consultation questionnaires completed indicating priorities for the BID summarised in the graph as indicated adjacent.

Finally feedback was sought from businesses to indicate whether or not they supported the idea of a renewal of the Bedminster BID. Feedback in favour of a further five years of the BID was strong.

BID PRIORITIES SURVEY



RUNNING THE BID

Following a successful vote in 2013 the BID set up as a limited company controlled by local businesses (called Bedminster Town Team Ltd). This company will continue to run the BID on behalf of local businesses.

BID INCOME

The BID income will be spent on projects designed to meet the aims and priorities of the BID as set out in this document with a small sum allowed for administrative overheads etc. Fundamental to running a successful BID is the ability to react quickly to changing conditions if required. This budget is prepared at a time when public funding is under heavy pressure with serious cuts and difficult decisions ahead. Ensuring our business environment improves will be challenging.

Therefore it is intended to maintain flexibility within the phasing of this budget to make sure we deliver the optimum return for your money. We aim to use the Board and members expertise to determine how best to spend the budget year on year within the framework of this business plan. The project costs above include part-time project management fees.

Finally the council charge £6,490 for collection of the BID levy, associated administration and legal costs and holding the vote. Further details of this business plan are available upon request.

BY BUSINESS FOR BUSINESS

The BID board is made up of a cross section of BID levy players. In addition to ensure a holistic approach representatives of other local stakeholders such as very small businesses (ie with rateable values too small to be included in the BID), landlords, residents (the local community partnership), and public agencies such as the city council and police will all be represented (as observers).

COUNCIL SERVICES AND BASELINES

A statement of current services has been provided by Bristol City Council and is designed to serve as a 'baseline' to ensure the BID in no way replaces or substitutes existing council services as required under legislation.

MANAGEMENT

A part time management and administrative officer will continue to run projects directly or procure specialist suppliers working on behalf of the BID.

ACCOUNTABILITY AND MEASURING PERFORMANCE

The BID will continue to be fully transparent and accountable to the BID levy payers publishing accounts by independent auditors each year. An evaluation of the success of the BID will be sought to measure performance in terms of a set of key indicators to be agreed by businesses. In particular shop vacancy rates, website hits, media coverage and footfall (if a low cost means of measuring can be found) etc.

THE SMALL PRINT

THE BID BUDGET

Following a successful BID ballot all eligible ratepayers will be required by law to pay the levy and will be collected by the Council on behalf of the BID company for spending in accordance with the decision of the BID Board.

BID INCOME		YRS 1-5	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Levy Income	97%	£695,000	£139,000	£139,000	£139,000	£139,000	£139,000
Grants and Other Funding	3%	£25,000	£5,000	£5,000	£5,000	£5,000	£5,000
TOTAL INCOME	100%	£720,000	£144,000	£144,000	£144,000	£144,000	£144,000
BID EXPENDITURE							
BID RUNNING COSTS:							
Admin and Overheads	3%	£21,600	£4,320	£4,320	£4,320	£4,320	£4,320
Levy Collection	5%	£32,450	£6,490	£6,490	£6,490	£6,490	£6,490
Total BID Running costs	8%	£54,050	£10,810	£10,810	£10,810	£10,810	£10,810
BID PROJECTS							
Marketing and Promotion	35%	£224,333	£44,867	£44,867	£44,867	£44,867	£44,867
Create Exciting Streets	30%	£192,285	£38,457	£38,457	£38,457	£38,457	£38,457
Making Bedminster Safer	15%	£96,143	£19,229	£19,229	£19,229	£19,229	£19,229
Driving down Business Costs	10%	£64,095	£12,819	£12,819	£12,819	£12,819	£12,819
Voice for Bedminster Business	10%	£64,095	£12,819	£12,819	£12,819	£12,819	£12,819
Total BID Project Costs	89%	£640,950	£128,190	£128,190	£128,190	£128,190	£128,190
TOTAL EXPENDITURE	97%	£695,000	£139,000	£139,000	£139,000	£139,000	£139,000
Contingency	4%	£25,000	£5,000	£5,000	£5,000	£5,000	£5,000
Net Surplus	0%	£-	£-	£-	£-	£-	£-
Notes Anticipated project management costs of 10-15% are built into project costs							

BASELINE STATEMENT

This baseline statement of existing services is as at June 2018. The Council is currently undergoing and planning a range of changes to its services. This statement will be reviewed on an annual basis with the BID. A list of streets covered by the BID can be found on page 17 of this document.

POLICY DEVELOPMENT

- Lead on the development of strategic policies e.g. planning, transport, urban design, resilience, energy, licensing, digital connectivity, public health, community safety.

TRANSPORT AND ACCESS

- Maintain adopted public highway – including roads, pavements and cycle lanes.
- Manage the network to secure expeditious movement of traffic and to reduce/prevent road casualties/improve air quality.
- Highway inspections in accordance with the Council's inspection policy and hierarchy identifying safety defects and arranging their repair.
- Undertake maintenance projects in accordance with the asset management principals.
- Maintain/service all street lights on adopted public highway.
- Licences for skips, scaffolding, utility works etc.
- Enforcement of obstructions on the highway e.g. A boards, tables/chairs.
- Manage on street parking and council owned car parks
- Bus shelter maintenance.
- Bus service allocation and bus stops, and taxi ranks.
- Manage and maintain Legible City signage/information provision.
- Manage the Urban Traffic Management System.

WASTE, STREETSCENE, PARKS & GREEN SPACES

- Cleansing and litter bin emptying is carried out on a regular basis by Bristol Waste Company (BWC) (on behalf of the Council), on the public highway.
- BWC shall implement and maintain a cleansing regime for the area to aim for a B Standard as set out in the Code of Practice on Litter & Refuse.
- Offensive or racist graffiti will be removed within 8 hours of the BWC being notified of it. Other graffiti will be removed within 60 hours of being notified.
- Where graffiti is on private property, BWC must obtain a signed indemnity form from the property owner and the graffiti will be removed within 60 hours of receipt of the signed indemnity form. A charge may be made by BWC in line with Council policy.
- Where scaffolding or specialised equipment is required then BWC and the Council shall agree a timeframe for the relevant graffiti removal.
- Fly-tipped material is cleared within 48 hours by BWC, following the process of evidence gathering and notifying the Council.
- Remove dead animals from the highway within one working day of them being reported.
- Litter/waste enforcement – commercial and residential.
- The Operating Hours for the services shall be from 06.00 to 20.00
- Animal welfare, including dog wardens.

CULTURE

- Operation of Library.
- Operate Site Permissions procedure to enable events.

PROPERTY

- Asset management and maintenance of Council owned properties/sites

COMMUNITY SAFETY

- Manage the civil contingencies procedure and promote business continuity in order to respond to emergency incidents.
- Streetwise – support and enforcement against individuals involved in aggressive begging and street drinking.
- Commission preventing homelessness services.
- Emergency services provided by Avon & Somerset Police, NHS and Avon Fire & Rescue.

HEALTH & WELLBEING

- Commission substance misuse treatment services and integrated sexual health services.
- Promotion of health initiatives e.g. Workplace Wellbeing, Bristol Eating Better, Sugar Smart, Tackling Physical Inactivity
- Provision of health intelligence / impact assessment

ECONOMY

- Promotion of the city for business investment, as part of Invest in Bristol & Bath.
- Assistance with property searches for those looking to invest and liaison with property owners/agents looking to bring space back into use (business and residential).
- Strategic business engagement.
- Provision of economic intelligence.
- Promotion of digital connectivity.
- Work with businesses to identify skills gaps and to provide employment support services, including organised Jobs Fairs, work placements, job coaches and customised pre-employment training courses
- Provision of advice and support to establish apprenticeships and traineeships, and links to education and training providers.

REGULATIONS

- Building control and planning applications (including pre-applications service).
- Collection of Business Rates, BID levies, administration of reliefs and exemptions.
- Licensing and regulation of licensed premises - public houses/restaurants etc where the sale of alcohol or regulated entertainment takes place.
- Licensing of late night (after 11pm) food providers.
- Street trading consents and market permissions.
- Licensing of taxis.
- Pollution matters which include noise (industrial and commercial noise/licensed premises), air and land pollution.
- Consumer protection including product safety, fair trading, weights and measures, counterfeiting, food standards, underage sales of alcohol and tobacco.
- Health and safety at work and food safety. Carry out inspections in terms of food safety compliance (targeted at high risk businesses).
- Licensing of large Houses in Multiple Occupation in the private rented sector.
- Ensuring private rented sector accommodation meets minimum housing standards.
- Ensuring private rented sector accommodation meets minimum housing standards.

ABOUT THE BID

BID Q&A

WHAT IS A BUSINESS IMPROVEMENT DISTRICT?

There are 250 BIDs across the UK. A BID is a business-led partnership that improves trading conditions in a high street or town centre - in a similar way that a shopping centre manager does in modern malls. They vary in size but typically comprise a few hundred businesses clubbing together and backing a business plan that sets out a range of activities that typically market, promote and improve a given shopping area.

DO WE NEED A BID HERE?

High streets are under massive pressure from the internet, supermarkets, out-of-town retailing, the economy etc. These pressures are likely to increase in coming years. A Business Improvement District will enable local businesses to work together to improve the trading environment in a proactive and planned way to fight back against these pressures.

WHAT WILL THE BEDMINSTER BID DO?

The BID will pursue the ideas fed back to it via this consultation exercise. BID levy money is ring fenced for use only in the BID area – unlike business rates which are paid in to and redistributed by government.

WHAT ARE THE BENEFITS?

Benefits cited include increased footfall, business cost reduction through joint procurement, area marketing and promotion, increased staff retention at office based businesses, a collective business voice and representation on issues affecting their area, assistance in dealings with the Council, Police and other public bodies.

WHO CONTRIBUTES?

Projects are funded through a levy charged to eligible businesses equivalent to 2% of rateable value. For every £1 contributed by local independent businesses, we estimate a further £2 is raised from corporate and national organisations.

HOW MUCH WILL IT COST?

BID levies are based on rateable values of properties in the BID area – a levy of 2% works out at a cost of about £4-5 per week for the average independent Bedminster business.

A well run Business Improvement District also aims to save businesses money by organising collective purchasing deals for waste etc as the power of several hundred businesses negotiating as a 'block' creates economies of scale that generate significant savings. In particular waste services are proving to save businesses an estimated 20% costs each year simply by being inside the BID.

WHO CONTROLS THE MONEY RAISED?

Bedminster BID is controlled by local business people. A not-for-profit company limited by guarantee is in place and sets out the details of how funds are directed and managed. Administration costs are kept to a minimum with the BID run by a part-time manager working approximately 1 day per week.

THE VOTE

All of this is subject to a BID ballot of all the businesses that will pay the levy if it goes ahead. The vote is carried out strictly independently through the council by a postal ballot - businesses are asked to vote a simple YES or NO - are they in favour or not. If more than 50% vote YES (by number of businesses and by total rateable value) then it goes ahead for five years. If there is a yes vote then all eligible businesses in the BID area have to pay (the legislation is designed this way to ensure that as all will benefit...all should pay).

THE BID BALLOT TIMETABLE

**16TH AUG
2018**

**DESPATCH
OF BALLOT
PAPERS TO
BUSINESSES
BY POST**

**13TH SEP
2018**

**CLOSE OF
BALLOT**

Papers must be
returned by this date

**1ST NOV
2018**

If the ballot result
is positive the
Bedminster BID
will recommence
work on behalf
of you, its members



BID BOARD

A board led by local businesses directs the BID – current membership is listed below. Please contact us if you are interested in becoming a board member.

DIRECTORS

- Ben Barker (Local Resident)
- Cllr Charlie Bolton (Bristol City Council)
- Stef Brammer (Way out West, Action Greater Bedminster)
- Simon Dicken – Chair (Wilko)
- Kellie Hasbury (Plaster)
- Stephen Hayles (Upfest)
- Peter Hockenhull (Viva La Mexicana)
- Vinod Johnson (Premier Supermarket)
- Ade Williams (Bedminster Pharmacy)

- Lucie Wise (Minuteman Press)
- Imogen Schafer (Albatross Cafe)
- Tom Ash (Barcan+Kirby)

Observers, Secretary and Treasurer

- Bristol City Council
- Avon and Somerset Police
- George Grace (TownCentred)
- Andrew Procter (Tyrrell Procter Chartered Accountants)

CONTACTS

George Grace - business@bedminster.org.uk, 07801790645

Tom Beard - markets@bedminster.org.uk 07769347292

Simon Dicken (Wilko) - man242@wilko.co.uk

Ben Barker (GBCP) - benbarker@blueyonder.co.uk



"IN THE UK OVER 250 AREAS NOW OPERATE AS BIDS - BRISTOL ALONE HAS FIVE BIDS INCLUDING BROADMEAD, CITY CENTRE, CLIFTON, GLOUCESTER ROAD."



VOTE
BEDMINSTER
BUSINESS IMPROVEMENT DISTRICT
YES ✓

BEDMINSTER
BUSINESS IMPROVEMENT DISTRICT

HIGHER FOOTFALL | LOWER COSTS
www.bedminster.org.uk/business