

WOOD GREEN BID PROPOSALS FOR NEW BID ARRANGEMENTS

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1. STATEMENT OF THE PROPOSED PERIOD OF THE NEW BID ARRANGEMENTS

These proposals are for a new set of arrangements for the Wood Green Business Improvement District (BID).

It is proposed that, if successful at ballot, the new arrangements will apply for the period of 5 years from 1st July 2023 to 30th June 2028.

2. SUMMARY OF THE BID ARRANGEMENTS / LEVY RULES

This section sets out in further detail the technical information relating to how the Wood Green BID will operate.

1. Definitions

Definitions in these arrangements are as per the Business Improvement Districts (England) Regulations 2004.

2. Who is the BID body that is proposing a BID ballot?

The BID body is Future Wood Green Ltd, incorporated with company number 11269898 ("the BID Company"). The BID will if successful, be known thereafter just as Wood Green BID Limited with new branding.

3. BID duration and the BID body

In the event of a successful ballot, Wood Green BID will be five years in duration, beginning on 1st July 2023 and running until 30th June 2028. The BID Company will be the body responsible for implementing the BID arrangements.

Before the end of this period this body may choose to seek renewal of the BID for a further term of up to five years.

The directors of the BID Company will, insofar as people are willing and able to act, aim to continue representation on the Board at the following minimum levels:

- 2 Large Businesses (defined as BID Members having 20 employees or more)
- 4 Small Businesses (defined as BID Members having fewer than 20 employees)
- 1 Landowner

The directors of the BID Company will continue to seek, insofar as people are willing and able to act, to ensure board membership is representative of the variety of businesses who are eligible to pay the BID Levy.

The following representatives may also be invited to sit on the Board as observers but shall not be entitled to vote:

- Representative of Haringey Council
- Strategic Agency representatives i.e. Police, TfL
- Up to 2 Youth members (Representing Youth Gold/Youth Hub)
- Member representing local residents' organisations / Community Improvement District

If places on the Board cannot be filled according to the recommended representation above, the Board will still continue to operate.

The Board will continue to manage any current staff or new staff recruited to the BID Company team, which will deliver the projects and services as set out in the BID Proposals.

It is expected that working groups will be formed when appropriate to allow BID members who are not involved at Board level to get involved with steering particular projects.

If they are not already, BID levy payers will be invited to become Members of the BID Company Limited by Guarantee and may stand for election to the board at the Annual General Meeting. Any BID levy payers that are already Members of the BID Company will remain so.

4. What is the proposed BID Area covered by the proposals?

The proposed Wood Green BID area comprises the following streets, which includes an extension of the current BID area to include Turnpike Lane businesses and the Clockwise building. This should be read in conjunction with the map shown below:

Alexandra Road (Western side, from High Road to Martins Walk; Easter side, 108)	High Road (Even, 2 – 240; Odd, 1 – 239)
Brabant Road (Eastern side)	Langham Road (258 – 278)
Brampton Park Road	Lordship Lane (Even, 734 – 748; Odd, 707 upwards)
Buller Road	Lymington Avenue (from jct with High Road to jct with Bury Road/Noel Park Road)
Bury Road (Southwestern side)	Mayes Road (Northern side, from jct with Caxton Road to Park Ridings)
Caxton Road (Eastern side)	Noel Park Road (Western side, from jct with Lymington Avenue to jct with Pelham Road)
Coleraine Road (jct with High Road to jct with Waldegrave Road)	Pelham Road (Southwestern side, from jct with Noel Park Road to jct with Gladstone Mews)
Courcy Road (jct with High Road to Lilac Mews and Wallis Mews)	Redvers Road (from jct with Lordship Lane to jct with Buller Road)

Dovecote Avenue	River Park Road
Ducketts Common	Station Road (Even, 0 – 50; Odd, 1 – 37)
Gladstone Avenue (1-6)	Turnpike Lane including Wellington Terrace (Even, 0-110; Odd, 1-137B)
Gladstone Mews	Westbury Avenue (Odd, 1 – 33; Even, 2-8 inc. Westbury Arcade)
Green Lanes (Jct with High Road to Jct with Carlingford Road, inc. 679)	Whymark Avenue (Whymark House & York House; Northern side jct with High Road to jct with Bury Road)

The area covered by the BID proposal comprises parts of Wood Green as shown in the map below. (NB: blue boundary is the current BID boundary and the orange are proposed extension areas)



5. Governance of the company

The Articles of Association of Wood Green BID are to be found in a separate document.

6. Eligible business types for voting and paying the levy

Section 64 (1) of the Local Government Finance Act 1998 defines a 'hereditament' as 'property which is or may become liable to rate, being a unit of such property which is, or would fall to be, shown as a separate item in the valuation list'.

The following hereditaments will not be eligible for the BID levy or to vote in the ballot:

- Business premises (hereditaments) with a rateable value (RV) below £15,000
- 'Central List' properties that are not contained in the local rating list
- Advertising rights, telephone/communication masts
- Residential estate offices
- Car parks that are owned and used by registered charities

All other hereditaments within the BID Area are eligible to vote in the BID ballot and to be charged the BID levy.

The occupier, or owner-occupier, of an eligible hereditament within the BID area will be the BID levy payer or liable party (as defined by rating regulations – Local Government Finance Act 1988 and General Rate Act 1967) and therefore is subject to pay the BID levy in respect of each chargeable financial year (as defined in section 45 of the Local Government Act 2003) of the BID term.

Where eligible hereditaments are unoccupied at the time of the notice of ballot, the owner will be entitled to vote in the BID ballot. The BID levy payer in cases of unoccupied hereditaments will be the owner of the whole of the hereditament. The term 'owner' is defined in section 65 (1) of the Local Government Finance Act 1988. No void period will be given in relation to the BID levy; those hereditaments that are in receipt of empty property rates relief will not be exempt from the BID levy.

Occupiers within the managed shopping centre without direct access onto Wood Green High Road will pay levy calculated at a lower rate of 0.625% (this discount is to recognise that these businesses will benefit less from BID initiatives as they receive similar services included within their commercial agreement)

Where an occupier or owner liable for the BID levy is a Registered Charity or CIC and is in receipt of Mandatory Rate relief (as prescribed by section 43 and 45 of the Local Government Finance Act 1988 (LGFA88)) except where the property is operated as a 'charity shop', that occupier or owner shall be eligible for the same level of discount on the BID levy. For the avoidance of doubt, hereditaments operated predominantly as 'charity shops' will be charged 100% of the BID levy. This is common practice within BIDs, especially where there is a proliferation of Charity Shops located in high street retail units.

Businesses that begin to occupy existing eligible BID hereditaments during the five-year BID period will be liable to pay the levy for their period of occupation, providing the hereditament remains eligible for BID membership. The BID levy will also be extended to hereditaments built or first occupied in the BID area during the life of the BID, assuming that they are otherwise eligible

If, as a result of a re-valuation, a business' rateable value shall be £15,000 or more at any time during the BID term, they will become eligible for the levy.

Businesses with a rateable value of less than £15,000 are not eligible to pay the levy, but may have the opportunity to opt in to The Wood Green BID by contributing on a voluntary basis at a rate to be agreed by the board.

7. The BID Levy

The BID levy is a daily charge. The BID levy will be charged at 1.25% of the rateable value of each hereditament for each chargeable financial year or part thereof as per the 2017 version of the Non-Domestic Rating list. (Current as of September 2022 and at the time of ballot)

In the first instance this is likely to generate approximately £333,988 for the BID per year.

The levy may rise annually during the life of the BID in line with inflation, and at the discretion of the BID board. The increase for any year may not exceed the published annual Consumer Prices Index or the annual Retail Prices Index (whichever is the higher) at the end of the month of September in the preceding financial year.

Where the occupants of hereditaments pay an inclusive rent or other charge for occupying space that includes the business rates charge, the organisation or person who is liable for paying business rates is liable to pay the BID levy and, consequently, is eligible to vote in the ballot.

The table below sets out the indicative levy payable for businesses depending on their rateable value (based on the 1.25% levy rate).

Example rateable value	Example BID levy for one full financial year (at 1.25%)
£15,000	£187.50
£30,000	£375
£50,000	£625
£100,000	£1,250
£200,000	£2,500
£500,000	£6,250

The BID levy will generate revenue that is ring-fenced for the Wood Green BID and must be spent on projects that benefit businesses in the BID area that pay the BID levy. All services provided by the BID are to be 'additional' to those provided by the Council. This is measured through the 'Baseline Agreement' between the BID Company and Haringey Council, which sets out the standard level of statutory service that is already provided in the BID area by the Council.

8. Collecting the BID levy

Arrangements for the collection of the BID levy are set out in a formal Operating Agreement between the BID Company and Haringey Council (the billing authority). The Council will be responsible for collecting the BID levy on behalf of the BID Company.

Following a successful ballot, the first BID levy bill will become payable in July 2023, for the period of July 2023 to June 2024. Thereafter:

- The BID levy will be payable in one instalment per year
- Bills will be raised in March and payment will become due on 5th April
- BID levy bills will be issued to each new arising BID levy payer as required
- Refunds will be issued to BID levy payers who have paid the annual BID levy in full but vacate their property in the operating financial year. The amount refunded will be calculated from the later of the certified date of vacation or the date of notification.

Enforcement measures for the collection of the BID levy will be detailed in the Operating Agreement between the BID Company and Haringey Council. The BID levy is a mandatory charge and collection is enforceable in the same way as the business rate. After 14 days non-payment of the BID levy, a reminder will be sent giving a further 14 days to pay. If after a further seven days from the payment date stated in the reminder notice the outstanding sum of the BID levy has not been paid, the billing authority shall make an application to the Magistrates Court for a Liability Order to recover the outstanding sum of the BID levy. Non-payment of the BID levy will incur additional costs to the business in question.

9. The Ballot

The ballot will be conducted by Haringey Council's Electoral Services (the ballot holder) or their contractors in accordance with the process laid down in The Business Improvement Districts (England) Regulations 2004.

The ballot holder shall be the body the billing authority has appointed under section 35 of the Representation of the People Act 1983 (7) as the returning officer for elections to that authority.

A ratepayer shall be entitled to vote in the BID ballot if, on the date the ballot holder publishes the Notice of Ballot, he falls within the class of non-domestic ratepayers to be liable for the BID levy as described in section 6.

Each person entitled to vote in the ballot shall have one vote in respect of each eligible hereditament occupied or (if unoccupied) owned by them in the proposed geographical area of the BID.

A successful ballot will have to meet two tests:

- First, a simple majority of those voting must vote in favour
- Second, those voting in favour must represent a majority of the aggregate rateable value of the hereditaments voting

The ballot will be a secret postal ballot and will run from late January, closing at 5pm on Thursday 23rd February 2023. Where the occupiers of individual eligible hereditaments have nominated in writing the name of the person who should vote on their behalf, the notice of ballot and ballot papers will be sent to them.

10. The cost of the ballot

The cost of the ballot will be paid for by the Ballot Holder. Wood Green BID has put aside a contingency fund of £3,000 to pay for the cost of the ballot should it be requested to do so by the Council if the circumstances in regulation 10 of the Business Improvement Districts (England) Regulations 2004 arise, namely:

- The result of the ballot is a 'no' vote, and
- The turnout of eligible voters in the ballot is less than 20%.

11. Alteration of the BID Arrangements

BID arrangements may be altered during the 5 year term without an alteration ballot, as long as there is no proposal to alter:

- (i) The geographical area of the BID
- (ii) The BID levy in such a way that would:
 - cause any person to be liable to pay the BID levy who was not previously liable to pay; or
 - increase the BID levy for any person other than for inflation purposes as set out above

Where BID arrangements may be altered without an alteration ballot, the alteration will be made by a decision of the Wood Green BID Board, following consultation with Haringey Council.

The billing authority shall ensure the BID Arrangements (as altered) are in place by the time those BID Arrangements (as altered) are due to come into force and shall send a notice explaining the reason for and the effect of the alteration to each person liable for the BID levy.

12. The works and services to be provided

Introduction

Wood Green BID is nearing the end of its first five-year term and will be proposing a new BID term at ballot in February 2023. Since beginning operations in 2018 Wood Green BID has focused on a wide range of initiatives outlined in its business plan and has developed into a strong business network and a key stakeholder organisation, playing a positive role in helping to create an overarching vision to improve the environment in which it operates.

Having a BID in Wood Green is key to the Town Centre's ability to compete with surrounding areas.

In the BID's first term proposal, we laid out four key objectives that we sought to achieve, namely:

- Safe and Secure
- Place and Connectivity
- Events and Marketing
- Business and Investment

The BID has delivered in these areas. However, looking to the future the BID is aware that it can have a greater impact by refocusing its efforts and limited resources. Prior to creating these BID proposals, the BID carried out a consultation exercise with businesses in which we sought to gather feedback on business priorities for the BID's second term. THIS IS FURTHER DETAILED IN APPENDIX 1.

Since Wood Green was formed in 2018, there are number of achievements we are proud to have delivered.

Thanks to the investment from the businesses in Wood Green the BID has been able to far deliver a range of projects or have made good progress on others.

While we still have lots to do, working with Partners including Haringey Council, Haringey Police, developers and other organisations, we are working hard to support all in the Town Centre. Our top four achievements so far are:

- Supported in reporting of over 600 cases of crimes against business
- Created the new Library Garden with support from GLA and Haringey Council
- Held over 20 Local Networking meetings and Delivered over 15 Workshops
- Supported over 140 businesses through the COVID-19 Pandemic

The BID's second term

We will seek to build upon the foundations laid during our first term and act positively on issues identified through the business consultation to ensure that our priorities and services continue to be in line with businesses requirements. Additionally, we will strengthen our relationships with key local stakeholders, enabling us to be robust to new challenges and open to new opportunities. We will further develop this narrative by embracing and promoting the unique character of Wood Green as a place where businesses are represented and can thrive, residents, employees, are provided for, and visitors are excited to discover.

In order to do this, there are some foundational activities that need to be continued, such as work to improve safety and security, provision of a broader range of business support services and a consolidated representative voice. There are also important and exciting projects that can bring transformational change to the area, such as the opportunity to influence and inform capital regeneration projects scheduled to be delivered in coming years by the council.

Wood Green BID will be crucial in ensuring businesses have a strong input into making local regeneration a success. Additionally, recent events regarding the COVID-19 pandemic means that it is more important than ever for businesses to have a representative body. During the course of the BID term, Working Groups with approval from the Governance Board, may decide to include other projects or events which they feel will best benefit the area around Wood Green.

Wood Green BID has demonstrated itself in its first term to be a valid organisation who have a cohesive vision for the area and are wholly capable of realising that vision.

Wood Green BID is looking to include Turnpike Lane and Greenside House, 50 Station Road into its footprint.

Safe and Secure

The Safe and Secure theme oversee a range of projects to support local businesses and town centre including a town centre safer radio scheme, a monthly meeting for businesses to meet with the police, intelligence database to report issues and much more.

PROJECT DELIVERY

The following items are projects which the BID steering group published within its business plan.

- Business Crime Reduction Partnership (in partnership with Haringey Council and Police)
- BusinessWatch
- Street Rangers
- DISC – Crime reduction database
- Town Centre Radio Scheme
- Women's Night Safety Charter
- Security Workshops and Training
- Safe Places Scheme

Following the survey with businesses, a very high number of replies stated that they felt that Safe and Secure was a priority and the BID would keep all it is currently doing but to increase to cover the proposed area of Turnpike lane.

Place and Connectivity

Wood Green BID hold a Bi-monthly working group meeting which supports the work produced by the BID and partners. The Working Group is open to those who are BID Levy payers or their representatives.

PROJECT DELIVERY

The following items are projects which the BID published within its business plan:

- Wood Green Library Garden
- Monthly Footfall Data Reports
- Hanging Baskets
- Light Installation Projects
- Shop Front Improvement Grants
- Window Dressing Competition and support
- Campaigning to reduce Fly Tipping/Waste
- High Street Cleaning Projects

A high number of those surveyed said that they wanted to see more done to improve the environment of Wood Green making it cleaner and greener with better spaces for people to enjoy. The BID will work with partners to look at projects to include better greenery, cleaner streets and to improve the look and feel of the Town Centre including Turnpike Lane.

Business support and investment

The following items are projects which the BID published within its business plan:

- Cost Reduction / Joint Procurement
- COVID-19 Reopening Packs for Businesses
- Lobbying on behalf of businesses
- N22 Networking and Workshops
- Wood Green Town Centre Vision

Cost Reduction / Joint Procurement will be enhanced throughout the second term as many businesses have stressed that they would like more to be done to support them. The BID will also

look at other ways to support businesses including working with partners to offer support, training and financial savings by offering things for example a Town Centre recycling service.

Events and Marketing

PROJECT DELIVERY

The following items are projects which the BID steering group published within its business plan:

- Christmas Lights
- Specialist Markets
- Small Business Saturday
- Enjoy Wood Green
- Haringey Pride
- Wood Green Community Day
- Street Animation
- PR and Social Media Training
- Town Centre Promotion

During the Second term, the BID will carry on providing events and marketing for the town centre including enhancing the promotion of the Town Centre and other specialist events. Turnpike lane have requested ideas like a street festival and to brand their area. The BID will also look at the idea of more specialised markets for Wood Green including a Youth Market, Food & Drink Market which complement the others in the Town Centre.

3. THE SCHEDULE OF BASELINE SERVICES – Wood Green BID area

This sets out the baseline standard services currently provided by the council.

To be appended.

