



RENEWAL PROPOSALS

A proposal for renewal and amendment of BID arrangements

This document contains:

- 1) A statement of the proposed period of the BID arrangements
- 2) A summary of the proposed BID arrangements
- 3) A baseline schedule of services provided by the council in the BID area

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

These renewal proposals are for renewal of arrangements for the Blue Bermondsey Business Improvement District (BID).

It is proposed that, if successful at ballot, the new arrangements will apply for the period of 4.5 years from 1st October 2019 to 31st March 2024.

2. SUMMARY OF THE BID ARRANGEMENTS / LEVY RULES

This section sets out in further detail the technical information relating to how the Blue Bermondsey BID in the London Borough of Southwark 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 renewal ballot?

The BID body is the Blue Bermondsey BID Company Ltd (T/A The Blue Bermondsey), incorporated with company number 09237633 (“the BID Company”).

3. BID duration and the BID body

In the event of a successful renewal ballot, the Blue Bermondsey BID will be four years and six months in duration, beginning on 1st October 2019 and running until 31st March 2024. 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
- Up to 2 Occupiers drawn from Voluntary Members

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 area covered by the BID proposal comprises  s shown in the map below.



5. Governance of the company

The Articles of Association of The Blue Bermondsey 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 renewal ballot:

- Business premises (hereditaments) with a rateable value (RV) below £7,500
- 'Central List' properties that are not contained in the local rating list
- Advertising rights, telephone/communication masts, car parks, car parking places, kiosks, public bus stops, public toilets and ATMs
- Residential estate offices

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 exempt from empty property rates will not be exempt from the BID levy

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 £7,500 or more at any time during the BID term, they will become eligible for the levy.

Businesses with a rateable value of less than £7,500 may have the opportunity to opt in to The Blue Bermondsey BID by contributing on a voluntary basis at a rate to be agreed by the board.

Where a hereditament is occupied by a Registered Charity and is in receipt of Mandatory Rate relief (as prescribed by section 43 and 45 of the Local Government Finance Act 1988 (LGFA88)), or is occupied by a school, that hereditament shall receive 50% relief from the rate it would otherwise be eligible to pay.

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 current version of the Non-Domestic Rating list.

In the first instance this is likely to generate approximately £122,000 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%)
£7,500	£93.75
£10,000	£125.00
£15,000	£187.50
£30,000	£375.00
£50,000	£625.00
£100,000	£1,250.00
£200,000	£2,500.00
£500,000	£6,250.00

The BID levy will generate revenue that is ring-fenced for the Blue Bermondsey 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 Southwark 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 Southwark Council (the billing authority). The Council will be responsible for collecting the BID levy on behalf of the BID Company.

Following a successful renewal ballot, the first BID levy bill will become payable in October 2019, for the period of October 2019 to March 2020. Thereafter:

- The BID levy will be payable in one instalment per year
- Bills will be raised in March and payment will become due on 1st 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 Southwark 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 renewal ballot will be conducted by Southwark 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 renewal 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 5.

Each person entitled to vote in the renewal 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 early June, closing at 5pm on Thursday 11th July 2019. 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.

A successful renewal 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

10. The cost of the ballot

The cost of the renewal ballot will be paid for by the Ballot Holder. The Blue Bermondsey 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 renewal ballot is a 'no' vote, and
- The turnout of eligible voters in the renewal ballot is less than 20%

11. Alteration of the BID Arrangements

BID arrangements may be altered 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 The Blue Bermondsey BID Board, following consultation with Southwark 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

The Blue Bermondsey BID is nearing the end of its first five-year term and will be proposing a second term at renewal ballot in July 2019. Since beginning operations in October 2014 Blue Bermondsey 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.

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

- To help tackle street crime and anti-social behaviour
- To offer access to free recycling services to member businesses
- To engage the local community to report on areas of grime
- To work with business support organisations to try to get local people into local jobs
- To work with local schools to get young people in apprenticeships and work schemes
- To market the area through social media and local press
- To identify and attract further external funding for the area
- To introduce a calendar of events

The BID has delivered significantly in all of 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 renewal proposals the BID therefore carried out a consultation exercise with businesses in which we sought to gather feedback on business priorities for the BID's second term.

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 the 'Blue' as a place where businesses are represented and can thrive, residents and 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 services and a consolidated representative voice. There are also important and exciting projects that can bring transformational change to the area. The regeneration of the market place is important as the heart of the high street, a leisure option for local employees, and a draw for visitors. This is now at a critical moment, with the GLA awarding over £2 million for a community led regeneration programme and the BID, as a named partner, will be crucial in ensuring businesses have a strong input into making this a success. Additionally, recent events regarding the development of the Biscuit Factory site means that it is more important than ever that businesses have a representative body for the long-term.

Blue Bermondsey BID has clearly 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.

In its second term the BID proposes carrying out activities in four main areas:

1 AREA PROFILE

The BID will continue building on the long-term vision for the area and lead on joined-up marketing and promotion of the Blue. We will work to ensure that the stories of local businesses are told, to champion the area to new businesses, to promote its heritage and to increase pride amongst local residents and employees.

We will:

Continue building links between businesses and the local community, for example through:

- The Blue Deal Card – more promotion to local residents and employees, providing a business to business option for commercial offers
- Initiatives to develop existing relationships between business and local schools
- Be a representative voice to Southwark Council and other key agencies on business issues

Drive the regeneration of the market and improved retail diversity through:

- Being a key partner in the delivery of a community-led regeneration project recently awarded over £2m by the GLA
- Providing opportunities for local businesses to showcase products and services on the Blue market
- Continuing to support Business Incubator Space that allows entrepreneurs to test their business ideas on the market
- Working with the markets team to bring a more diverse range of events and stalls

We will ensure activities are tied into a long-term vision, for example by:

- Continuing to work with partners to champion plans for the ‘Low-Line’, a linear route along the railway from central London to Bermondsey and the Biscuit Factory
- Further developing partnerships with neighbouring business networks and forums to raise the area profile, share information and explore new opportunities
- Further develop pilot letting strategy with landlords for the High St
- Seeking further external funding for emerging initiatives and projects

We will build the area’s profile, for example by:

- Consolidating our digital presence through our website, social media platforms and e-newsletters
- Providing support to small independent businesses to become digitised, improving the online profile of the area
- Seeking wider coverage in London press and providing spotlighting opportunities for local businesses
- Developing community events programme to attract more visitors and spend

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SECURITY

Safety and security are concerns shared by businesses across the BID area. The BID recognises that a safe and secure environment are key for attracting talented staff, a diverse retail offer and providing a pleasant environment for residents, workers and visitors alike.

We will:

- Continue operating the Safer Business Network
- Expand the town centre radio scheme and business crime newsletter to members
- Continue strengthening our partnership with local safer neighbourhood police team
- Continue to facilitate business crime workshops with businesses and the police
- Initiate projects to make the streets safer by designing out crime and addressing hot spots
- Work with youth service providers to re-open the Blue youth club to reduce ASB
- Work with 'young advisors' to engage young people and better understand their issues
- Help combat cyber-crime through our links with National Cyber Security Centre

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CULTURE

We want Blue Bermondsey to be a lively and vibrant place. Over our first term we have worked with many local groups, schools and artists to carry out projects to celebrate the area's heritage. The ongoing Larder of London project has delivered five projects to date including food recipe murals, Made in Bermondsey shutter graphics, and restoration of the Bermondsey Lion. We have also initiated a regular calendar of events, establishing Blue Christmas Market and Bermondsey Folk Festival as annual local events, plus occasional smaller family friendly events including the Summer Fete, Rock and Roll extravaganza, circus skills workshops colouring competitions, musical performances, guided walks and a weekly busking programme throughout 2018.

We will:

- Develop our large events to attract visitors from wider area to attract more footfall and spend
- Develop annual calendar of smaller community events and weekly local busking spot
- Form partnerships with local arts groups to seek funding for joint arts and culture projects
- Brighten up grot spots with inspiring murals and artworks
- Promote better cycling and walking connections to the Blue
- Bring world food and healthy eating initiatives to the area
- Continue promoting and uncovering the local heritage of the area by spotlighting inspiring local people such as Ada Salter, a pioneer of ethical socialism and first lady mayor in London

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BUSINESS SERVICES

The BID area includes a wide variety of businesses, from designers to cafés, mechanics to event organisers, media outlets to market stall holders, large retailers to small bakeries.

It is therefore important that businesses can have a joined-up voice on issues that affect all of them, such as security or the impacts of local developments. Additionally, all businesses need a supportive environment within which they can thrive.

We will:

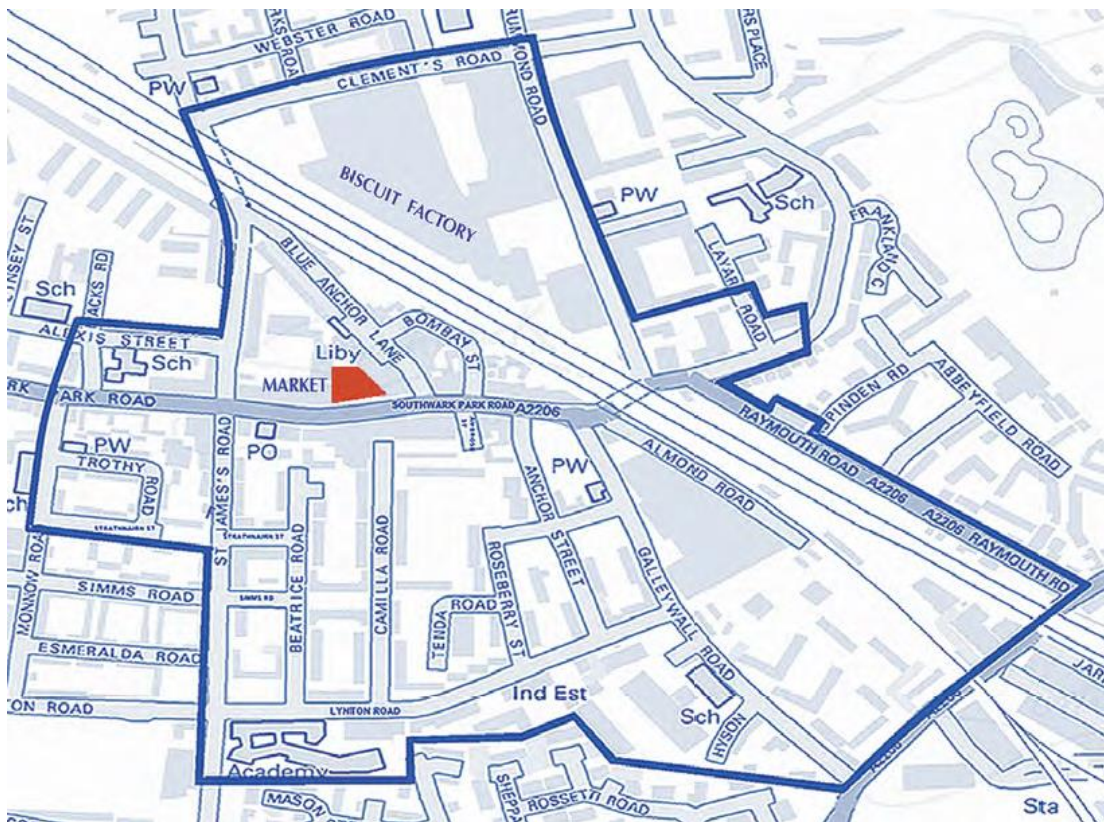
- Continue offering free recycling and joint procurement on business services.
- Expand waste management provision to provide a broader offer
- Continue to attend all relevant meetings with the council, police and developers
- Facilitate forums where relevant, so that businesses can have their say on important issues
- Continue to work with our local partners to provide businesses with information about, and access to free training local employment initiatives
- Provide business support and advice, for example start-up support through £27,000 of additional funds secured from the Nat West Skills & Opportunities fund
- Continue to seek additional external investment in the area, such as the £2.3m secured with the Council from the GLA for area regeneration project
- Continue to actively contribute to Southwark Council in developing their skills strategy, apprenticeship scheme and emerging initiatives

The way we shop, work and live is changing and we believe that Blue Bermondsey BID's second term proposals will better equip the area to compete to meet the needs of 21st century and the challenges faced for local businesses. Our vision recognises the interconnection between the business community, residents, visitors and key stakeholders. Local residents shop locally where the offer meets their needs; local workers linger after hours where there is a good environment and places to dwell. The economic wellbeing of the area is improved with a better infrastructure and job vacancies taken up by local people and most importantly; productivity and health are improved where people are able to enjoy fresh air, open space, exercise and culture.

3. THE SCHEDULE OF BASELINE SERVICES – Blue Bermondsey BID area

This sets out the baseline standard services currently provided by the London Borough of Southwark, as referenced in the schedules to the Operating Agreement with the London Borough of Southwark

THE BID AREA MAP



THE STANDARD SERVICES

KEY: Cells coloured in grey indicate services provided by Southwark Council.

Baseline Street Cleaning Service - Blue Bermondsey BID										
Road	Daily litter pick and sweep	Alternate day litter pick	Manual sweep every 4 weeks	Mechanical Sweep	Pavement wash (railway arches only)	Graffiti removal	Fly-tip removal	Dog waste removal	Litter Bin Washing	Weed control
Blue Anchor Lane				Once per week						
Bombay Street										
Camilla Road				Once per week						
Clements Road				Once per week						
Drummond Road				Once per week						
Frank Mews										
Galleywall Road				Twice per week						
Hyson Road										
Lavard Road										
240-362 Lynton Road				Once per week						
Macks Road										
Market Place										
1-21 Monnow Road				Once per week						
Raymouth Road				Twice per week						
Rockgrove Way										
Roseberry Street										
206-264 Rotherhithe New Road				Twice per week	Once per week					
103-245 St James Road				Twice per week	Once per week					
Railway Arches 654-659										
Simms Road										
148-345 Southwark Park Road				Twice per week	Once per week					
Strathnairn Street										
Tenda Road										
Trothy Road				Once per week						
Notes										
Offensive graffiti removed within 4 hours										
Non-offensive graffiti removed within 24 hours										
Fly tip removed within 24 hours										
Dog waste removed within 48 hours										
Litter bins washed every 6 months										
Weed control - 3 applications of herbicide per year										
Frank Mews and Railway Arches 654-659 are not part of existing street cleaning contract										
Rockgrove Way is maintained by our estate cleaning service										