

# Winsford 1-5 Business Improvement District (BID)

Annual Report and Accounts  
2021 - 2022



**Report produced by**  
Winsford 1-5 BID Team  
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## Chairman's Introduction

The first year of the fourth Business Improvement District (BID 4) 2021-2026 at Winsford Industrial Estate has once again seen the trading environment continue to grow after a tricky past few years due to the pandemic. We have seen a number of businesses move on to the estate who we offer a warm welcome to, while a number of expansions and land development projects continue to change the landscape of our growing business environment.

In terms of project delivery, security has once more remained a top priority, with the BID recognising the high importance businesses place on keeping their premises safe. A number of newly commissioned landscaping projects will see the trading environment awash with colour in the coming months and as ever the BID Team are on hand to ensure that all companies have their needs met effectively. After a hiatus during the height of Covid-19, the free training courses for BID employees are back and in high demand – each training course has been fully booked with additional courses put on as a result to meet businesses' needs.

Needless to say I am exceptionally proud of how far we have come over the past 16 years as a BID and what we have achieved as a collective business community, and will watch on in earnest as Winsford Industrial Estate continues to develop even further as one of the best premier locations to trade and conduct business in the North West.



Pete Price

**Chairman – Winsford 1-5 Business Environment Group**



## Review of 2021-2022

Delivery of the first year of the Business Improvement District (BID 4) on Winsford Industrial Estate is now complete with 2021-2022 overseeing a wide range of projects and services delivered across the Industrial Estate.

The following report details the projects and services that have been delivered by the Winsford 1-5 BID 4 in Year One (April 2021 – March 2022), all to the benefit of resident businesses whilst ensuring that Winsford Industrial Estate continues to progress in its vision:

***“To maintain and further develop our position as one of the premier “flagship” industrial estates within Cheshire and the North West capable of attracting, developing and supporting a broad spectrum of companies through the provision of a safe, clean and connected business community”***

The projects and services that have been delivered have also allowed Winsford Industrial Estate to take further steps in achieving its mission, as detailed in the Business Improvement District Proposal:

***“To promote Winsford Industrial Estate as a location of choice for both employers and employees in mid-Cheshire, by working in partnership to focus on our three themes for improvements”***

***Theme one – A Secure and Safe Trading Environment***

***Theme Two – Green and Clean***

***Theme Three – Co-ordinated and Supported Business Community***

## The Executive Board

At the end of 2021-2022, the membership of the Executive Board was as follows:

<b>Chairman</b>	Pete Price, Office Essentials
<b>Executive</b>	Robin Ashley, Coveris
<b>Executive</b>	Nick Stone, Advanced Medical Solutions
<b>Executive</b>	Apryl Biddle, Tithebarn
<b>Executive</b>	Jacqui Wood, Chemical Support Systems
<b>Executive</b>	Simon Schofield, SynetiQ
<b>Executive</b>	Darren Alley, Saint Flooring
<b>Advisor</b>	CLr Nathan Pardoe – Cheshire West and Cheshire Council Member

The Executive Board met four times in 2021-2022, and was quorate at all meetings. Full copies of the minutes and associated papers from these meetings are available from [www.winsford1-5.co.uk](http://www.winsford1-5.co.uk).

## Theme One – A Secure and Safe Trading Environment

### Spotted something suspicious on Winsford industrial estate...

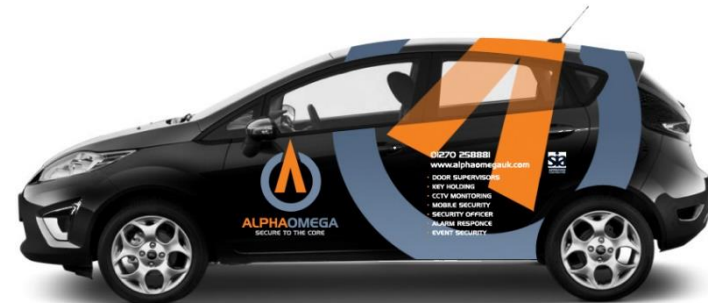
If you see anything suspicious or of general interest on **Winsford industrial estate** then please report it to 01606 866826



**Call 01606 866826**

Crime levels on Winsford Industrial Estate once again remained low during 2021-2022 thanks to the number of security projects and services that are funded by the BID. During 2021-22, the Winsford 1-5 Business Improvement District continued to fund the maintenance of the two ANPR (Auto Number Plate Recognition) cameras at both ends of Road One, as well as the dedicated five camera CCTV system across the estate. The BID also continued to fund the Rapid Text Service – the 24/7 hotline that businesses are urged to report any suspicious activity to so that the information can get disseminated across the estate.

Mobile security patrols were once again conducted by Alpha Omega over the Bank Holiday weekends, Easter weekend and over the Christmas and New Year period to ensure the estate remains as secure as possible over these periods. The BID Team also continued to maintain an excellent working relationship with the Winsford Industrial Estate PCSO and Cheshire Police over the year and holds monthly security meetings with Alpha Omega & CCTV Providers Onetek Solutions which is fed back to the Police.



SelectaDNA forensic property marking kits have been distributed to all new companies on the estate, with the kits aiming to protect the assets and belongings of businesses and ensuring the police can link criminals to the crime scene and secure a conviction.



## Theme Two – Green and Clean

Throughout the first year of BID 4, the Winsford 1-5 BID continued to maintain all of the existing features on the estate implemented in the previous BID as well as continuing with the ongoing landscape maintenance scheme with local company Property Wise. General grounds maintenance, maintenance of the poles, banners, signs and Cheshire Fencing is all undertaken as well as the seating areas across the estate. The full set of banners has also been replaced at the entrance to the estate.

New projects have been commissioned for completion in Year 2, including a new flower meadow area and information boards. The BID also sponsored Winsford Litter Pickers and provided the group with 55 brand new litter pickers for the initiatives volunteers undertake.



## Theme Three – Co-ordinated and Supported Business Community



The Winsford 1-5 Business Park Management Service continued throughout 2021-2022, with the BID Team providing great support and advice to all companies across Winsford Industrial Estate. BID Project Manager Hugh met all new businesses that joined the estate throughout the year, providing the Winsford 1-5 Welcome Pack detailing information on all the projects and services the BID can deliver plus useful contact numbers and email addresses. Customer Care Visits have also been conducted over the course of the year.

The BID Team have also provided support and advice to companies on a day-to-day basis; topics include growth (looking for bigger premises and sharing properties), advertising jobs, issues around traffic management, Inter-trading opportunities and sharing CV's for employees on the estate who are under threat of redundancy. Hugh has also been attending local job fairs to promote the vacancies for businesses on the estate and has supported companies in gaining apprentices by linking with local collages. Hugh also attends local partnership meetings such as those with The Pledge and the Winsford Area Partnership.

The quarterly Winsford 1-5 Estate Bulletin and regular e-bulletins continued to update companies and their employees with good news stories and useful information relating to Winsford Industrial Estate while the dedicated Winsford 1-5 website continued to be maintained throughout 2021-2022, with job vacancies, news, events and other useful information for businesses all uploaded. At the end of the BID Year, a website redesign was commissioned which will see the site gain a fresh new look with better functionality.



The Employee Incentive Scheme with Brio Leisure also continued throughout 2021-22, which enables Winsford Industrial Estate employees to take advantage of a 20% discount on full membership at any Brio Leisure Centre, with the scheme also extending to family members. A number of other discounts are also available for Winsford 1-5 BID members including 10% off at Go Ape Delamere Forest and preferential rates at Rookery Hall Hotel and Spa in Nantwich.





A schedule of BID funded training courses took place from early 2021 onwards when Covid-19 restrictions made it safe to do so, all free to employees of BID businesses. Key courses included First Aid at Work, Mental Health First Aid at Work and Fire Marshal training, with courses validated by Ofqual and Highfield. Fork Lift Truck refresher training was also funded by the BID for those businesses that required it and was provided by on site Fork Lift Truck specialists Thomas Truck Training. Whilst the onset of Covid-19 in 2020 impacted the delivery of training courses, a full Risk Assessment was undertaken to allow training to be completed in a controlled and Covid-19 safe environment. 2021-22 saw a huge demand for the free training places by businesses on the estate, and as such all courses have been fully booked with additional sessions put on to meet the high demand.

Specific courses that were delivered in 2021-2022 were as follows:

- Level 3 Award in Emergency First Aid in the Workplace (x13 courses delivered)
- Level 3 Award in First Aid at Work (x7 courses delivered)
- Level 3 Award in Mental Health First Aid in the Workplace (x7 courses delivered)
- Fire Marshal Training (x5 courses delivered)
- Fork Lift Truck Refresher Training provided by Thomas Truck Training (If a business requires a full course, the BID will contribute the equivalent cost towards it as a refresher)



***In total, 32 BID training courses were delivered by the BID between April 2021 and March 2022***

## Summary of Finances 2021-2022

The total income for the year for the BID was £112,926 of which £112,914 was from the BID levy. The amount spent on BID arrangements, projects and services for 2021/2022 was £106,313.

The surplus figure of £98,685 will be brought forward to Year 2 of BID 4.

### Expenditure Summary 2021/2022

	2021/2022	
	CASH	
Expenditure	Budget (As per BID business plan)*	Expenditure
Secure and Safe trading environment	£23,700	£23,397
Green and Clean	£15,230	£9,050
Co-ordinated and Supported Business Community	£77,439	£72,509
Project Administration	£6,750	£1,357
<b>Total For year</b>	<b>£123,119</b>	<b>£106,313</b>

**Income Summary 2021/2022**

<b>Income</b>	<b>Budget CASH</b> (As per BID business plan)*	<b>Actual Cash</b>
<b>Business Improvement District Levy</b>	£107,063	£112,914
<b>Interest received to bank account</b>	-	£12
<b>Total For year</b>	<b>£107,063</b>	<b>£112,926</b>

## Plans for Year 2 of BID 4 (2022-2023)

In the year 2022/2023, the Winsford 1-5 Business Environment Group will continue to fund the following projects and services through the Winsford Industrial Estate BID 4.

### Theme One – A Secure and Safe Trading Environment

- Monitoring and maintaining the dedicated Winsford Industrial Estate CCTV Camera System, 24 hours a day, 365 days a year
- Maintaining the two Winsford Industrial Estate Auto Number Plate Recognition cameras
- Looking to increase the current CCTV camera provision from 5 cameras to 45 cameras
- Mobile Security Patrols across the Estate at key times of the year – Bank Holiday weekends, Christmas and New Year period
- Regular Crime Prevention Seminars to inform businesses on the measures taken to keep the estate safe over those periods
- Continuation of the 24/7 rapid text service and e-mail information update service
- Holding Security Bike Marking sessions for employees who cycle to work
- Maintaining a close relationship with Cheshire Police to ensure Winsford Industrial Estate remains a low crime area
- Distribution of regular Police updates to businesses on Winsford Industrial Estate

### Theme Two – Green and Clean

- Investments into a programme of physical landscape and signage improvements
- Continued maintenance of existing landscaping and environmental assets, including general grounds maintenance works, cleaning and maintaining signs, maintenance of the seating areas and maintenance of the poles, banners and Cheshire fencing.
- Annual Bike to Work Day
- Replacement of banners at the entrance to the estate

### Theme Three – A Co-ordinated and Supported Business Community

- Employment of an Estate BID Team
- Distribution of e-bulletins to all businesses on Winsford Industrial Estate
- Distribution of the hard copy bulletin to all businesses on Winsford Industrial Estate
- Re-development and continued maintenance of [www.winsford1-5.co.uk](http://www.winsford1-5.co.uk)
- Continued development of Winsford Industrial Estate's Social Media presence on Twitter
- Production and distribution of the Winsford 1-5 Annual Business Survey
- A full schedule of BID funded training courses and seminars to Winsford 1-5 employees
- Business networking opportunities to encourage inter-estate trading
- Promotion of the Winsford Industrial Estate employee incentive scheme, including 20% discount on Gym and Swim membership at Brio Leisure for Winsford Industrial Estate Employees and development of further discounts for Winsford Employees as part of the employee incentive scheme
- Continued partnership working with the Cheshire & Warrington LEP, Cheshire and Warrington Growth Hub, Cheshire West and Chester Council, Cheshire Business Group, Mid-Cheshire Development Board and Winsford Town Council to ensure that Winsford Industrial Estate is supported through Economic Development, Regeneration and locally skilled employment
- Annual Winsford 1-5 Quiz (when Covid-19 allows)

# INVEST, LIVE, WORK.



**Appendix 1 – Accountants Report**

**2021-2022 Annual Report and Accounts**

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**WINSFORD 1-5  
BUSINESS IMPROVEMENT DISTRICT  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
31 MARCH 2022**

**WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT**  
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**FOR THE YEAR ENDED 31 MARCH 2022**

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**WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT****INCOME AND EXPENDITURE ACCOUNT****FOR THE YEAR ENDED 31 MARCH 2022**

	2021/22		2020/21	
	£	£	£	£
<b>INCOME</b>				
CWaC BID levy	112,914		101,588	
CWaC contribution	-		5,465	
CWaC Councillor's budget	-		-	
Bank interest	12		19	
	<u>112,926</u>		<u>107,072</u>	
		112,926		107,072
<b>EXPENDITURE</b>				
Image enhancement	9,050		6,800	
Security, CCTV and ANPR	23,397		18,785	
Telephone	280		121	
Printing, postage and advertising	3,878		2,591	
Bike to work	-		-	
Training	19,626		500	
Networking events	-		-	
Sundries	1,077		2,197	
Defibrillator	-		-	
BID rebate scheme	-		1,146	
Website costs	1,065		1,931	
Professional fees	-		-	
Estate management service	47,940		47,408	
BID 4 development	-		8,134	
	<u>(106,313)</u>		<u>(89,613)</u>	
		6,613		17,459
<b>PROVISIONS FOR EXPENDITURE REQUIRED TO COMPLETE PROJECTS</b>				
Rebate scheme	-		-	
Accountancy fee	280		280	
	<u>(280)</u>		<u>(280)</u>	
<b>SURPLUS FOR THE YEAR</b>	<u><u>6,333</u></u>		<u><u>17,179</u></u>	



## WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT

## BALANCE SHEET

AS AT 31 MARCH 2022

	2022		2021	
	£	£	£	£
<b>CURRENT ASSETS</b>				
Cash at Bank	102,957		94,096	
Due from Groundwork Cheshire, Lancashire and Merseyside	-		-	
Accrued BID Income	17,002		14,588	
	<u>119,959</u>		<u>108,684</u>	
<b>CURRENT LIABILITIES</b>				
Due to Groundwork Cheshire, Lancashire and Merseyside	(20,714)		(16,052)	
Provision to complete projects	(560)		(280)	
		<u>98,685</u>		<u>92,352</u>
<b>FUNDS</b>				
Surplus brought forward		92,352		75,173
Surplus/deficit for the year		<u>6,333</u>		<u>17,179</u>
		<u>98,685</u>		<u>92,352</u>

## CLIENT APPROVAL CERTIFICATE

We approve the financial statements and confirm that we have made available all relevant records and information for their preparation.

.....  
J Hough

.....  
P Price (Chair)

.....  
Date

**WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT****ACCOUNTANTS' REPORT****FOR THE YEAR ENDED 31 MARCH 2022**

In accordance with our terms of engagement and in order to assist you to fulfil your duties, we have compiled the financial statements of the entity for the year ended 31 March 2022 which comprise an Income and Expenditure Account and Balance Sheet from the accounting records and information and explanations you have given to us.

This report is made to the entity's Board as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the entity's Board that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the entity and the entity's Board, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England & Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Murray Smith LLP  
Chartered Accountants  
Darland House  
44 Winnington Hill  
Northwich  
Cheshire  
CW8 1AU

Date: .....

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