LANCING BUSINESS PARK - BID RENEWAL SUMMARY

WELCOME FROM THE CHAIRMAN

We have been operating as a BID for nearly five years, hence the renewal ballot, and have successfully achieved what we were asked to do by the majority of those who voted, within our budget.

We can only continue this work if we get your vote and for me it is a no brainer. Based on the fact that the projects that required capital investment have now been delivered, we have also been able to go into the next five year program with a 15% general levy reduction.

This summary highlights the good work we have achieved and highlights what you will lose if you don't vote YES in the BID reballot.

Thank you,

Mike Punter
Chairman of the BID and Lancing Business Park Ltd.
Managing Director of Parafix

YOU DON'T KNOW WHAT YOU'VE GOT UNTIL IT'S GONE

CLEAN UP

- Weekly paper and card recycling. 100 tonnes of material from the Business Park is recycled per annum
- Year round grounds maintenance across the Business Park

SAFE

- Implementation of CCTV system comprising 15 cameras including number plate recognition technology
- Committee maintain close liaison with police to promote greater involvement

ACCESS

- Introduction of Business Park signage and property numbering, delivering enhanced directional visibility
- Committee lobbying during current BID tenure resulted in significant road improvements

CONNECT

- Website and social media keeping the Business Park informed of current events and promotions
- Breakfast meetings – Providing information on subjects of interest to the Business Park
- Estates Excellence – Through the BID, the Business Park has benefited from ›£25k worth of training available to all business
- Purchasing efficiency – Promotion of local business and offers, supplier recommendations and "Business Park rate" promotions

GREATER VOICE

- BID acts as a greater voice of the Business Park to resolve issues as they arise
- Regular interaction with police, local authorities, MP's, Councillors to ensure resources are deployed on the Business Park
- Promotion of the Business Park has led to an occupancy rate (as at 31 January 2013) of 98.2%

PROJECTS

The survey has focussed on the following areas of continual improvement for the next five years

- Safe
- Parking Improvements
- Clean Up
- Connected

WHAT WILL HAPPEN GOING FORWARD?

- The survey once again highlights security as the area of most concern so quite rightly will get the appropriate attention, we will continue to maintain the CCTV system and number plate recognition, but will work with the Police for them to get direct access
- It is planned to identify and work with a security expert firm to address the specific but varied needs of businesses.
- We will work with Business Park occupiers and the appropriate authorities and agencies to eliminate inconsiderate parking.
- The revised parking restrictions will soon be in place and at that time we will work with Business Park occupiers and the appropriate authorities and agencies to enforce these.
- The site maintenance team will be retained and additional services offered to individual firms to assist with the enhancement of their public facing areas

- Litter picking service agreements will be managed with the relevant agencies
- Paper and card will be continued and encouraged
- More inter firm trading will be facilitated
- More social events will be organised and encouraged
- Better communications will be achieved by promoting the website and social media outlets.

HOW WILL THE LANCING BUSINESS PARK BID WORK?

This Business Plan highlights the additional services we intend to deliver within the Lancing Business Park BID area. It also spells out our goal to see Lancing Business Park BID become a safer, easier and more profitable and pleasant place to do business. We have determined what extra services are necessary by scrutinising the current provision and setting new, higher standards for them over the next five years. The cost of these services, managing them, promoting them, plus collecting the levy has been calculated over the full five year period. This cost has determined the levy requirement for the next five years. This unit cost has been expressed in bands based on the Business Rates list in force currently.

In July 2013, businesses within the Lancing Business Park BID area will be asked to vote on whether or not they wish Lancing Business Park BID to remain operational, supported by the set annual levy. Provided that 51% or more of eligible businesses voting, cast their vote in favour (by number and by rateable value) the agreed levy will apply to all. To minimise administrative costs and demonstrate fiscal propriety, the BID levy will be collected via the business rates system by Adur District Council. A separate, distinct bill will be issued and all the money collected will be passed directly to the Lancing Business Park BID on a monthly or quarterly basis to be spent on the projects you have nominated.

Once agreed the Lancing Business Park BID area and levy cannot be altered without another vote. The projects agreed by you can, within reason, be modified by the Lancing Business Park Advisory Committee that you elect, but only to reflect business priorities and conditions at the time. Should there be any project changes of this kind, all BID levy payers will be consulted and if more than 30% of BID levy payers object in writing no changes will be made.

THE VOTING AND LEVY ARRANGEMENTS

The ballot is conducted independently by Adur District Council (or its appointed agent such as Electoral Reform Services) via a confidential postal vote. Ballot papers will be sent out to the appropriate person/ organisation with any relevant documentation on 19 June 2013, to be returned no later than 17 July by 5pm, with the result being communicated on 19 July 2013.

Each business ratepayer will have a vote provided they are listed on the National Non-Domestic Rates (NNDR) list for the defined area on 8 February 2013 by Adur District Council and the rateable value (RV) of the hereditament exceeds £7,000.

Where a hereditament (rateable property) is vacant, undergoing refurbishment or being demolished, the liable party on the NNDR list will be entitled to vote.

Each person entitled to vote will have one vote in respect of each hereditament in the defined area.

A proxy vote is available and details will be sent out with ballot papers.

The vote will have to meet two tests for Lancing Business Park BID to go ahead. Firstly a majority in favour (51%) of those that vote is required and secondly the aggregate rateable value of those that vote in favour must be greater than the aggregate value of those that vote no. The BID will last for five years.

CONTACT DETAILS

If you have any questions or comments about this plan or the BID process itself, then please refer to the website for a copy of the full business plan or contact:
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If you require more information about the overall BIDs process and its broader application within the UK then there is a wealth of detail available through the national BIDs pilot website on: www.ukbids.org.