

Winsford 1-5 Executive Board Meeting – Minutes

Date: 16th August 2024
 Location: Meridian House – The Hub
 Time: 12:00pm

Present: Name	Company	Name	Company
Pete Price (PP)	Office Essentials	Gill Williams (GW)	Cheshire West and Chester Council
Phil Lomas (PL)	Propertywise	Carl Lang	Cheshire Police
Apryl Biddle (AB)	Tithebarn	Stephen Bishop	Cheshire Police
Owen Bromley (OB)	Advanced Medical Solutions	Jane Hough (JH)	Groundwork CLM
Stuart Bingham (SB)	Councillor for Winsford Over and Verdin	Hugh Shields (HS)	Groundwork CLM
Cllr Nathan Pardoe (NP)	Cheshire West and Chester Council (Wharton)	Stephanie Leese (SL)	Groundwork CLM
Apologies:			
Simon Schofield (SS)	Jack's	Darren Alley (DA)	Saint Flooring
Melissa Mansfield (MM)	Synetiq	Robin Ashley (RA)	Coveris

		Actions
Welcome Apologies and approval of last meeting minutes Declaration of interest	<p>PP welcomed all to the meeting. Apologies were received from SS, DA, MM and RA.</p> <p>Declarations of interest: PP owns Office Essentials and is a trustee at Changing Lives Together. PL – PropertyWise do work for the BID in terms of landscaping of the estate.</p> <p>Actions from the last meeting</p> <ul style="list-style-type: none"> JH to invite Dan Price to future BID meeting – JH has met with Dan with regards to all the Mid-Cheshire BIDs and has given an overview of the BIDS. Dan has asked the board to think of pilot projects – reporting system on 101 online for businesses has been raised. HS to invite LD to next board meeting – SS is very knowledgeable about security/CCTV so a meeting will be held with the safety and security sub-committee instead of a board meeting. AG – to come up with a clear plan for pings for reg plates and the actions that can be taken afterwards – OUTSTANDING ACTION. 	<p>ACTION: JH to invite Dan Price to future BID meeting (not urgent - on the backburner).</p> <p>ACTION: AG – to come up with a clear plan for pings for reg plates and the actions that can be taken afterwards</p>

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	<ul style="list-style-type: none"> • HS to provide a plan of signage options. HS would like to understand what the board would like to see. Doesn't need to be anything too fancy – a simple sign that says “Welcome to Winsford Industrial Estate”. QR codes with links to maps online on the website would also be a good idea – not whilst driving however. QR codes could be available by businesses doors or as stickers on lamp posts. Currently no budget in BID 4 to look at this – will be parked until BID 5. GW – would the BID like to have banners/QR codes for the hub at Meridian House. PL - a digital advertising board could be quite useful. Companies take a huge fee for managing these – need to weigh up the costs and benefits. NP – simple welcome sign would be simple to get permission. An advertising board would be a nightmare to get planning permission for. • HS to get Alpha Omega to meet for a breakfast meeting with Cheshire Police – this is ongoing. • HS to email Iveco regarding trucks – this has been addressed. <p>The minutes and actions from the previous meeting were approved as a true and accurate record.</p>	
<p>Winsford 1-5 Accounts</p>	<p>JH – The BID has typically ran a large surplus over the year for projects – ie entrance features. However costs have been increasing for projects the BID is already managing.</p> <p>Significant investment has been made into CCTV recently which means monitoring costs have increased with both Alpha Omega and Onetek. Mobile Security Patrols are over Christmas and New Year, Easter, Bank Holidays and during traveler incursions. Security costs have also increased with the minimum wage so these costs have also gone up. The CCTV system has gone from 5 to 52 cameras – the maintenance contract has gone up as such. Businesses on the site have really valued the low cost training – the board chose to increase the budget to keep up with demand for businesses.</p> <p>When looking at BID 5 – the team will consult with businesses, find out what the priorities are, find out what the challenges are and tailor the business plan to what businesses want. This is developed in to a full proposal document.</p> <p>JH – the consultation would ask the businesses whether they want to increase the BID levy for BID 5 to enable more projects to be managed. PP would like to see some rough forecasts with regards to the new businesses before an increase in levy is considered.</p>	

	<p>JH – it is very hard to forecast units that have not been rated yet.</p> <p>JH – Winsford is the only BID managed by Groundwork that has not increased its BID levy over time – PP feels this is a good thing. There is new land to be developed that can generate more income for the BID.</p> <p>GW - Council has now sold the land to Ruler – may be further announcements from Ruler regarding more businesses taking on the land.</p> <p>From today’s forecast there should be a healthy surplus of £36k by the end of the year. There were no further questions regarding the finances.</p> <p>HS – many businesses expanding and new businesses moving on.</p>	<p>ACTION: NP to pick up new developments on the Ruler land.</p> <p>ACTION: NP will check with the Business Rates team about getting a formal valuation promptly.</p>
<p>Project Update Report</p>	<p><u>Security</u></p> <p>HS has met with Alpha Omega, AG, and Onetek. AG will develop an app with regards to security to ensure checks are being made in real time.</p> <p>A van has been stolen on Road One. CCTV has been checked.</p> <p>Extra security has been booked for the August Bank Holiday period.</p> <p>There have been 7 reported crimes so far this year.</p> <p><u>Greener & Cleaner</u></p> <p>HS has been speaking with Streetscene to ensure the estate is well maintained. Footbridge on Road Two has been sorted. Was an issue with overhanging trees on the path on Ion Place.</p> <p>HS has reported the sinkhole – this has been cordoned off. PP – has asked if there are issues like this to forward on to the board, as the board can all report it on the app.</p> <p>Road 1,3 and 4 potholes – have filled in some of the potholes and the ones that have not been filled in don’t meet the criteria. If there is something the BID is not happy with in terms of potholes – speak to NP and he can apply some pressure if they are near to the threshold. Report any potholes now before the winter season. Keep reporting.</p> <p>Traffic on Road 1 since the petrol station came in has increased by 35%.</p> <p><u>Business Support</u></p> <p>There is an issue with capacity on the local grid. Coveris are the biggest energy users on the Estate. This should be on the BID’s radar as a potential issue for the future. Some companies have a need to charge EV vehicles. If they cannot charge them, they will go elsewhere. GW attended the de-carbon review meeting with Groundwork. SPEN – Scottish Power Energy</p>	<p>ACTION – HS can ask LD for a monthly check on vehicle movement.</p>

AOB	<p>Network are starting their proposals for their next funding round for 28-33. By the end of 2025 they need their business plan in place – any intelligence to feed in will all help.</p> <p>The HUB at Meridian House is free for businesses to use – just need to book it. Will take some photos to advertise the Hub to businesses.</p> <p>Kings Award for Enterprise – Safety Shield has won the award. All businesses should apply.</p> <p>Training courses – there is a large demand for training – SL will put together a list of potential training that could be required until the end of March to share with the board with the potential to increase the budget to meet demand. Teams call will take place once demand is understood.</p> <p>Fencing by the petrol station – who owns the land? This was used as a site compound. This may not be Cheshire West any more – may be Ruler Land.</p> <p>PP – would like to see more of the stats of the great work the BID has done over the past 20 years.</p> <p>JH – would the board like JH to do a presentation on the work the BID has done over the past 20 years? PP – yes this would be good.</p>	<p>ACTION: SL to add photos of the hub to next bulletin.</p> <p>ACTION: SL will put together a plan for training from January – March for the board to approve.</p> <p>ACTION: GW will check ownership of the land.</p> <p>ACTION: JH to compile presentation on the work the BID has done over the past 20 years.</p>
AOB	<p>SL – is there a noticeboard anywhere on the estate? Not at present. Would be good to put on the BID’s wish list along with a seating area by the pond.</p> <p>SB – would like businesses to engage with the local plan.</p> <p>Bike to Work Day – will do bike marking again. Changing Lives Together have a new scheme where bikes are upcycled. Would be good to develop Bike to Work Day in to more of a community initiative. Bike to Work Day will take place in the spring once CLT have trained up their apprentices. Bike Week is in May.</p> <p>PL – advertising signage. NP will speak with planning. JH will speak with Manor Royal. HS has the prices from Manor Royal – will forward to JH. There will need to be a return on investment in order for the project to be worthwhile.</p> <p>HS – Blood Pressure/Blood donation could take place at the Hub?</p> <p>PP – there is an overhanging tree over the speed sign that needs cutting.</p> <p>PP thanked all for attending and closed the meeting.</p>	<p>ACTION: JH will lead on the advertising board along with PL. JH will speak with Manor Royal. NP to speak to planning. HS to send JH costs from Manor Royal.</p> <p>ACTION: HS to deal with overhanging tree.</p>

Date of next meeting: AGM – 20th September – at Meridian House Hub. Executive Board Meeting: 15th November – Meridian House.

Teams Meeting regarding training budget TBC.

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