

Winsford 1-5 Executive Board Meeting – Minutes

Date: Friday 15th August 2025
 Location: The Hub, Meridian House
 Time: 12:00pm

Present: Name	Company	Name	Company
Phil Lomas (PL)	Property Wise Group	Louise Dolan (LD)	MMU
Darren Aley (DA)	Saint Flooring	Carl Lang (CL)	Cheshire Police
Simon Schofield (SS)	Jack's	PCSO Wilcox	Cheshire Police
Jacqueline Wilson (JW)	Cheshire West and Chester Council	Jane Hough (JH)	Groundwork CLM
Cllr Nathan Pardoe (NP)	Cheshire West and Chester Council (Wharton)	Hugh Shields (HS)	Groundwork CLM
		Stephanie Leese (SL)	Groundwork CLM
Apologies:			
Owen Bromley (OB)	Advanced Medical Solutions	Pete Price (PP) (Chair)	Office Essentials
Robin Ashley (RA)	Coveris	Melissa Mansfield (MM)	Synetiq

		Actions
Welcome Declaration of interest Apologies and approval of last meeting minutes	PL welcomed all to the meeting and introductions were made around the table. Declarations of interest: PL – Property Wise do work for the BID in terms of landscaping of the estate. JH – Groundwork is developing BID 5. Apologies were received from MM and PP. Actions from the last meeting • HS has been to speak to Iveco and the vehicles are now reversing in. They are doing their best to resolve the situation. SS has noticed an improvement. NP has spoken to enforcement and this is on their radar. • AG will discuss Rapid Text with the board. • The vehicles on Road Five were all checked for Tax and MOT. They were all taxed with MOT. There are no double yellow lines on Road Five. • HS has spoken to BodyTech. They are looking at 33% off for staff on the estate and a discount for corporate. Bodytech also do mental health workshops.	ACTION: The situation of Iveco lorries will be monitored for future problems.

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	- JH has set up a BID 5 task and finish group. JH has looked at the business rates data and there is a model to retain services that are already in place as well as new projects and services – this would mean increasing the BID levy slightly. Have been chipping away at the surplus over the past few years. - Saint Flooring has now got planning permission – DA thanked NP for his help with the matter. NP – it shouldn't have taken this much effort and NP will continue picking up this issue. - HS has sent out the video the Onetek has produced in the past. JH – the brief needs to be in writing. AG will oversee this. PL – the video could be seen as a positive in terms of security of the estate. AG will write the brief to include a point that there needs to be a separate edit that just focuses on Winsford. - The gulls continue to be a problem. HS has spoken to CWAC. HS will send the reply from GW. This is a design issue with the roof – needs to be designed in a way to prevent gulls from settling. - GW has sent the de-carbonisation information to HS. Grants and match funding is available for projects. There is a Business Tapas e-newsletter. The minutes and actions from the previous meeting were approved as a true and accurate record.	ACTION: AG to write a brief for Onetek with guidance from SL and HS.
Accounts	Currently in the 5th month of year 5. Surplus has been put in to investment in to CCTV and ANPR and training. There is a current budget for training of £12.5k. The BID is operating within budget. Majority of themes are within budget apart from Sundries. JH – asked if there are any specific questions on the budget. PL – the BID 5 development cost – is this a one off? JH – yes this is a one off and is only when a BID is developed and includes all the marketing materials. CWAC are funding the ballot costs so this cost will not be through the BID. DA – why has the training budget been reduced? JH – just due to budget at the moment. There has been national minimum wage increase with Alpha Omega that affects security and these increases were not attributed for in the budget 5 years ago. DA – this is a core aspect of the BID and the training budget shouldn't be impacted. SS agreed with this. Can we look at the costs to see if we can get the training down. JH, SL and AG will look at what budget is available to ensure businesses are able to be trained. SS – can the BID 5 income be RPI linked and increase each year?	ACTION – JH and AG to look at where additional budget can come from in terms of training.

	PL – concerned the surplus is reducing. JH – can't operate the BID on the current financial model. Needs to be a contingency of 15%.	
BID Project Update	<u>Security</u> HS – there have been 6 reported crimes on the estate. These relate to the petrol station area. <u>Green and Clean</u> There had been an issue with the water supply – HS contacted United Utilities about this. HS has sent out information regarding the Net Zero training course. Will also be a guest speaker at the AGM. HS has experienced difficulties reporting things to Property. JH will compile an email and send to NP regarding the issues in communication. NP recognises there are issues. <u>Connected Business Community</u> HS has sent out information to businesses. The Mental Health workshops are continuing each month. 77 delegates have been trained to date with First Aid due to be booked in.	ACTION: JH to send an email to NP regarding the Property Team. ACTION – NP will follow up regarding the fly-tipping.
AOB	Schoeller Allibert building has been purchased. NP has not heard who has purchased it. The old Safety Shield building on Road Four has been demolished and will now be a cement facility. HS has not heard anything RE the Arriva building. KC Autos have built 2 new buildings on Road Three. There is an issue on Road Six with litter and also fake money. There is not enough parking on McDonalds for the amount of customers. As the road is not adopted yet there are no clear lines by the storage site. There is a pond that has been provided by Rula – HS thinks this needs maintenance and will establish who will be maintaining this. MMU – a number of workshops – AI prompt engineering, is a practical session. 2 day programme supporting businesses with innovation within their business. There are also in house workforce development sessions for businesses with 8 or more staff. This is all free. PL has seen social media posts regarding litter – PL went up there to check and it looked spotless.	ACTION – HS to speak to Rula to find out who maintains the pond areas now and who will maintain them in the future. ACTION – LD to send HS the information on the upcoming workshops.

	HS has asked board members to let their neighbours know the AGM is taking place and to encourage them to attend. PL thanked all for attending and closed the meeting.	
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Date of next meeting: AGM – Friday 19th September 2025 – The Hub, Meridian House