

Winsford 1-5 Executive Board Meeting – Minutes

Date: Friday 13th February 2026
 Location: Junctions, Meridian House
 Time: 12:00pm

Present: Name	Company	Name	Company
Phil Lomas (PL) (Chair)	Property Wise Group	Steve Bishop (SB)	Cheshire Police
Darren Aley (DA)	Saint Flooring	Carl Lang (CL)	Cheshire Police
Jeremy Meredith (JM)	Safety Shield Global	Jane Hough (JH)	Groundwork CLM
Melissa Mansfield (MM)	Synetiq	Hugh Shields (HS)	Groundwork CLM
		Stephanie Leese (SL)	Groundwork CLM
Apologies:			
Pete Price (PP)	Office Essentials	Cllr Nathan Pardoe (NP)	Cheshire West and Chester Council (Wharton)
Simon Schofield (SS)	Jack's	Gill Williams (GW)	Cheshire West and Chester Council
Robin Ashley (RA)	Coveris		

		Actions
Welcome Declaration of interest Apologies and approval of last meeting minutes	PL welcomed all to the meeting. Declarations of interest: PL – Property Wise do work for the BID in terms of landscaping of the estate. Apologies were received from PP, SS, RA, NP & GW. Actions from the last meeting - SB has contacted CWAC enforcement to request more presence on Road One regarding Iveco lorries. HS will put the contact details for the CWAC officers on the CRM. - AG will share the brief for Onetek with the board regarding the video. - HS and SL have spoken with Skills Bootcamp – cannot fund short courses as they need to be a minimum of so many guided learning hours. Vale Royal College also have a Business Engagement Contact regarding training and getting young people from the college in to local jobs. - AI Workshop is in development.	ACTION - HS to add in the contact details for the CWAC officers in the email trail on to the CRM. ACTION – AG to share the brief for Onetek with the board. ACTION – HS to invite Danielle to the next meeting.

The UK's First Industrial Estate Business Improvement District

	• GW has spoken to Gemma regarding planning developments. JH has spoken regarding the planning at Gadbrook Park and concerns regarding Winsford Industrial Estate and any permitted development rights. • HS has spoken to Matthew Pochin regarding Schoeller Allibert – this is now for sale. Both units are for sale. • HS has logged the potholes. Road Four is terrible quality. JH will forward the pot hole images to NP. PL has reported two issues – both of these issues were rectified. In November – traffic management and street furniture team had damaged the grass verge. Surveyor logged the damage to fix it but it has not been fixed. • Maintenance team have not logged any issues where trucks used to park. If there are any further messes in this area the BID can re-look at it again. No signage is needed as there are no issues. The minutes and actions from the previous meeting were approved as a true and accurate record.	ACTION: JH to email pothole photos to NP. ACTION: HS to report the damage to the verge with photos.
Accounts	JH went through the accounts. We are coming to the end of BID 4 in March 2026. Last update from CWAC was in November regarding the levy collection. £117,000 invoices were sent out – currently collected 92.4% of the levy. 50% of the levy is received in April each year, 40% is received in September and then in March it is reconciled with the remainder paid over in March. Cannot forecast for any bad debt. 92.4% is a good standard. Actual income is £155,096. Projecting to have £48k surplus by the end of March. Only overspend is for training due to business requests. DA – will that money come out of the surplus – this is already committed so no. PL had questions regarding the income tab – does this include surplus as well as income? JH will speak with AG regarding the wording and layout as it is not clear. There were no further questions on the accounts.	ACTION: JH and AG to discuss the income tab on the finances to ensure it is clearer.
BID Project Update	<u>Security</u> There have been no issues reported regarding security. 9 requests for CCTV/ANPR were requested. <u>Green and Clean</u> Property Wise have been doing the management and maintenance.	

	Carts on the roundabouts were repurposed. Three banners were ripped during bad weather and these were replaced. Litter Picking – feedback that the road between Kingsmead and Winsford has litter issues and asked if there was anything the BID could do to sort this out. Winsford Community Litter Pickers do litter picking. They were told by the council that certain areas were too dangerous. PL believes the litter is coming off vehicles. PL and HS have spoken to the local litter picking team to do a full litter pick of the estate. They may like payment in the form of Sharps and Awareness training. Cllr Bingham had collected litter and done a litter pick. A lot of the litter is crushed bottles and cans that looks to have come from some form of waste provider. JH – this needs to be raised with NP. Next litter pick is happening on the 1st Sunday of March around Winsford Industrial Estate. HS – can the BID pay for signage for lamp posts? JH – need to be careful as CWAC are charging for furniture to be attached on their lamp posts. <u>Connected Business Community</u> BID 5 was approved with 99% of the vote. HS has sent out various information emails regarding grants and support to businesses. 130 employees have been trained by the BID with a saving of over £34k for businesses. Dates for 2026 will be sent out to businesses. Online accredited courses will also be rolled out to businesses from April onwards – with 19 topics available. HS has received a request for Shopify. Could there be an option for an online workshop looking at violence towards shopworkers? There were no questions on the report.	ACTION: JH and PL will meet to discuss litter as there is an issue relating to litter issues in Winsford Town Centre ACTION: HS to fund Sharps and awareness training for the Community Litter Pickers ACTION: AG to look at CRM to include stats including businesses who have attended online workshops and also utilised the online accredited courses. ACTION: PSCO to contact SL regarding online violence against retail.
Well-being Bus	HS is looking at having the Well-being bus here on Winsford Industrial Estate. There would be no time-slots – people would just drop in. The BID would not have to pay the bus to come on. The board agreed this is a good idea and to bring the bus on to site.	ACTION – HS to book the bus to come and ask if they do any other specific services such as cancer buses.

AOB	Looking at rebranding the logo to be in-keeping with Winsford Industrial Estate and removing the 1-5 aspect and also aligning with the Cheshire Central Brand. Brief is required for the re-brand. Can look at using AI to get ideas for re-brands. PL would like to see an app developed for the Industrial Estate that can send out push notifications. HS will add Cheshire Central to the website. OB has now left the board, JM has replaced him. Need to have 3 minimum to be quorate. Can add in more board members as well. HS will approach Tiger Trailers about becoming a board member and will also speak to RA at Coveris regarding board attendance and who would like to represent Coveris. JH – will look at moving away from a Constitution and having a terms of reference as well. PL thanked all for attending and closed the meeting.	ACTION – HS to add Cheshire Central to the Winsford website. ACTION – PL and SL will send out an email regarding the new brand for Winsford Industrial Estate to determine a brief. ACTION – AG to look at feasibility of an app – JH, AG and PL will set up a meeting. ACTION – JH to look at terms of reference as opposed to a Constitution. ACTION – HS/JH to email Robin Ashley and also Coveris regarding board attendance. HS to speak to Tiger Trailers regarding becoming a board member.
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Date of next meeting: 5th June 2026 – Junctions, 12pm