

Winsford

Business Environment Group



ANNUAL REPORT 2025 – 2026

www.winsford1-5.co.uk



ABOUT

THE WINSFORD 1-5 BID

The Winsford 1-5 BID funds and delivers added value projects and services within the local trading environment, through a Business Improvement District (BID). These projects are managed and controlled by the business community and the entire project is business led. More than 350 BIDs have been approved by companies across the UK since BIDs were introduced in 2004.

The BID will not, and cannot, be used to fund services that the council or other public bodies have a statutory duty to provide. The details of what the BID has delivered in year 5 of BID 5 (1st April 2025 – 31st March 2026) are detailed in this annual report.

The BID's visions are:

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

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 Winsford 1-5 BID was first approved in 2005 with subsequent second, third, fourth and fifth BIDs approved in 2010, 2015, 2020 and 2025 respectively. During this time, the BID has implemented a range of improvement projects, including upgrading the image of Winsford Industrial Estate through various enhancement schemes, reducing crime in the area through the incorporation of mobile security patrols during key times and the dedicated CCTV/ANPR systems, providing a number of popular training courses for employees and offering business support with any issues or opportunities through the BID delivery team.

In December 2025, an exceptional 99% of businesses voted yes to a Winsford Industrial Estate BID 5, continuing the estate's legacy as the longest running Industrial BID in the country. BID 5 will run from 2026 to 2031 and will ensure that Winsford Industrial Estate can continue to be an exceptional environment to work and trade in for both employees and businesses alike, and that the essential services and projects delivered by the BID can continue to aid all companies to develop and thrive.

167
businesses
supported through
the BID

£124,500
of investment generated
to support businesses in
the BID area throughout
2025-2026



THE WINSFORD 1-5 BID EXECUTIVE BOARD

The Winsford 1-5 BID has an Executive Board which is made up of voluntary members of the local business community.

The Executive Board as of 31st March 2026 was as follows:

Phil Lomas Property Wise (Chair)	Robin Ashley Coveris	Simon Schofield Jack's
Pete Price Office Essentials	Jeremy Meredith Safety Shield Global	Darren Aley Saint Flooring
Melissa Mansfield IAA	Nathan Pardoe Cheshire West and Chester Council (Council Link Officer – Advisory)	Gill Williams Cheshire West and Chester Council (Council Link Officer – Advisory)

The Executive Board met four times in 2025-2026 and was quorate at all meetings. Full copies of the minutes from these meetings are available from:

www.winsford1-5.co.uk/meeting-minutes.

WHAT THE BID HAS DELIVERED

BETWEEN 1ST APRIL 2025 –
31ST MARCH 2026

1

THEME ONE: SECURE AND SAFE TRADING ENVIRONMENT

Maintained and funded the 42 CCTV & ANPR (Auto Number Plate Recognition) camera system with sophisticated AI detection abilities

Funded mobile security patrols over key periods including Bank Holiday Weekends, the Easter Weekend, and over the Christmas and New Year period. Security patrols were also deployed if any illegal encampments were reported on the estate

SelectaDNA forensic property marking kits **distributed to all new companies** on the estate. If any businesses would like to receive a kit, please get in touch with Estate Manager Hugh Shields (hugh.shields@groundwork.org.uk)

Maintaining an excellent working relationship with the Winsford Industrial Estate PCSO and Cheshire Police

Regular meetings with Cheshire Police and the Security and CCTV service providers



456

hours of BID funded
security patrols
during
2025–2026



42

CCTV and ANPR
cameras across
Winsford Industrial
Estate



28,470

hours of security
footage captured
each month



Helped remove
4

illegal traveller
encampments with
Cheshire Police



17

crimes
reported



10

deterrent CCTV signs
across the
BID area

WHAT THE BID HAS DELIVERED

BETWEEN 1ST APRIL 2025 –
31ST MARCH 2026

2

THEME TWO: GREEN AND CLEAN



Regular image audits across the Industrial Estate looking at the conditions of the roads, footpaths, lighting, drains, and landscaping. Any issues are reported

Maintenance of all existing BID funded features on the estate

Funding of a landscape maintenance scheme with local company, PropertyWise

General grounds maintenance, maintenance of poles, banners, signs, seating areas and Cheshire fencing

Monthly meetings with StreetScene regarding grounds maintenance and identifying areas for improvement



40+
site audits
conducted



23
grounds maintenance
visits completed



160
hours of grounds
maintenance
funded



17
highways faults
reported



17
potholes
reported



On average,
400k
vehicle movements
on the estate
each month

WHAT THE BID HAS DELIVERED

BETWEEN 1ST APRIL 2025 – 31ST MARCH 2026

3

THEME THREE: CO-ORDINATED AND SUPPORTED BUSINESS COMMUNITY

Winsford Industrial Estate Management Service (providing support for your business)

Maintained the comprehensive Winsford Industrial Estate website (www.winsford1-5.co.uk) showcasing local job opportunities, industry updates, events, and key business resources

Winsford Industrial Estate BID communications – regular emails and newsletters

Annual Winsford Industrial Estate Quiz Evening & Dinner at Vale Royal Abbey Golf Club

Maintenance of BID-funded defibrillators on the estate

Regular updates on available business grants and funding opportunities to support your business growth

Winsford 1-5 information pack for businesses containing information on the benefits, projects and services the BID provides

Employee Incentive Scheme – discount on the Work Fit Membership at Brio Leisure for staff and family members

Promoting vacancies for BID businesses on the website as well as sharing with Job Centre Plus, Cheshire job clubs and a network of contacts

Maintaining relationships and establishing prominent positions with partner organisations and strategic groups (The Growth Hub, Cheshire Central, Cheshire West and Chester Council and the Combined Mayoral Authority for Cheshire & Warrington)

Mental health package for Winsford Industrial Estate employees with regular online mental health workshops, information and useful links on the website, and “Here to chat” sessions for employees that need support



167

businesses supported



33

Partnership meetings attended to represent business needs



23

job vacancies promoted



22,000

views on the Winsford Industrial Estate BID website



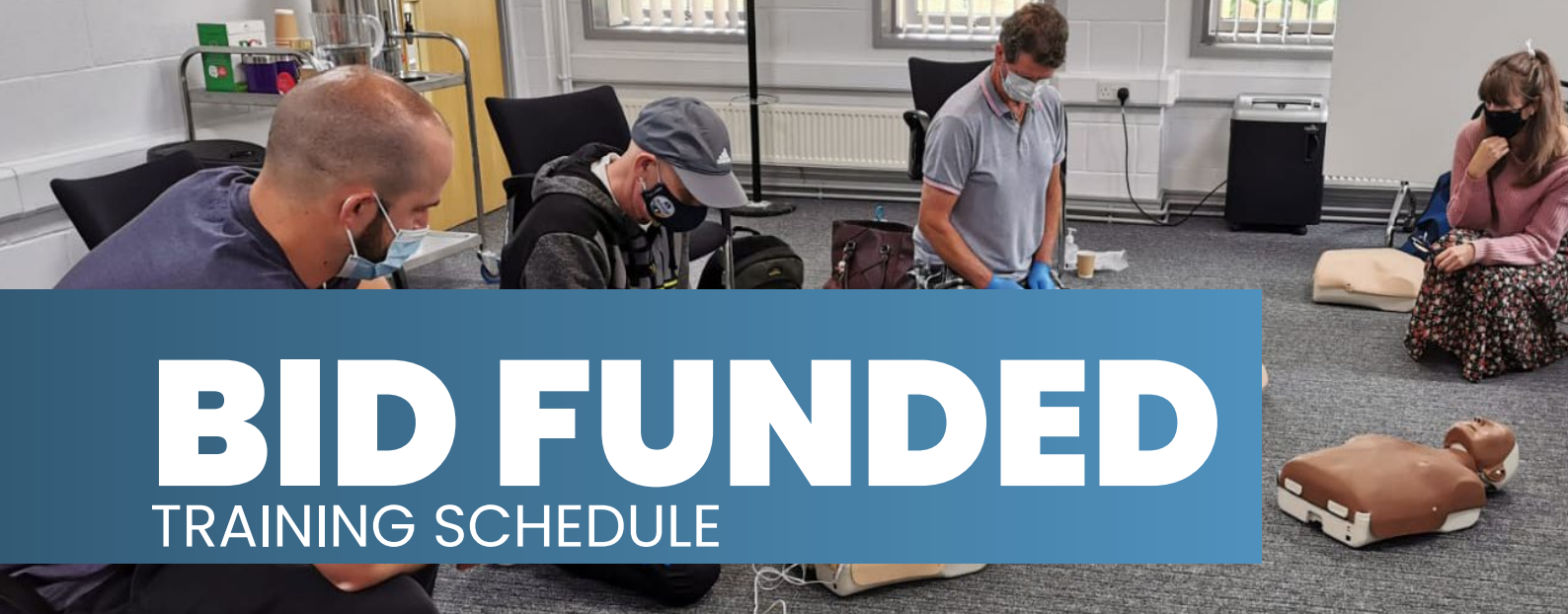
235

visits to BID businesses



5

Information on grant support schemes sent out to businesses



BID FUNDED

TRAINING SCHEDULE

All companies based on Winsford Industrial Estate are entitled to attend one of the many BID funded training courses that run throughout the year. The courses are **FREE OF CHARGE** to any employee who wishes to attend, as they are all funded and delivered through the BID.

A full schedule of training courses took place between April 2025 and March 2026. Key courses included Emergency First Aid at Work, First Aid at Work, Mental Health First Aid at Work, Health & Safety in the Workplace, Manual Handling, COSHH and Fire Marshal, with courses validated by **Ofqual and the IFSM**.

Fork Lift Truck & Scissor Lift refresher training was also funded by the BID for those businesses that required it – the BID also provides a contribution towards any Full Fork Lift Truck Training businesses may require.

19 course dates available

166 employees received free training

1,598 hours of accredited training

£40,267 combined saving for businesses

The BID also held a series of online workshops for employees to attend covering topics such as Mental Health at Work, Menopause, Asbestos Awareness and Improving your SEO.

Specific courses or workshops that were delivered in 2025–2026 were as follows:

- Level 3 Award in Emergency First Aid in the Workplace (6 courses)
- Level 3 Award in First Aid at Work (3 courses)
- Level 3 Award in Paediatric First Aid at Work (2 courses)
- Level 3 Award in Mental Health First Aid in the Workplace (3 courses)
- Fire Marshal (1 course)
- Level 2 Award in Health & Safety in the Workplace (1 course)
- Level 2 Award in Principles of Manual Handling (1 course)
- Level 2 Award in Principles of COSHH (1 course)
- Level 2 Award in Principles of Risk Assessment (1 course)

SUMMARY

OF FINANCES 2025 – 2026

The income collected from the BID levy for the year was **£120,556**.

The amount spent on BID arrangements and projects for 2025/2026 was **£137,063**.

A surplus of **£28,380** will be carried forward into 26/27 for BID 5.

A provision of **£500** has been provided for the year end audit.

EXPENDITURE SUMMARY	2025/2026	
	FORECAST	ACTUAL
Theme One – Secure and Safe Trading Environment	£27,076	£40,270
Theme Two – Green and Clean	£9,850	£8,710
Theme Three – Co-ordinated and Supported Business Community	£68,242	£70,647
Administration Costs	£7,750	£4,189
BID 5 Development Costs	£8,000	£13,247
Total For year	£120,918	£137,063

INCOME SUMMARY	2025/2026	
	FORECAST	ACTUAL
BID Levy Income	£115,000	£120,556
Interest received in the bank account	–	£453
Contribution from CWAC	–	£3,491
Surplus carried forward from previous years	£34,262	£41,443
Total For year	£149,262	£165,943

Please see appendix one for full detail of income and expenditure from Murray Smith.



PLANS FOR 2026–2027

YEAR 1 OF WINSFORD INDUSTRIAL ESTATE BID 5

Below is a summary of the projects and services which will be delivered during the first year of the Winsford Industrial Estate Business Improvement District 5 from 1st April 2026 – 31st March 2027. If you wish to see any other projects implemented, please do not hesitate to let us know.

THEME ONE – A SAFE & SECURE TRADING ENVIRONMENT

- Monitoring and maintaining the dedicated Winsford Industrial Estate 40 CCTV camera system 24 hours a day, 365 days a year
- Maintaining the two Winsford Industrial Estate Auto Number Plate Recognition cameras
- Mobile security patrols across the estate at key times of the year – Bank Holiday weekends, Easter, the Christmas and New Year period and when illegal traveller encampments are reported
- SelectaMark DNA Kits for business premises
- Rapid response messaging for any security issues that arise
- Rapid action protocol put into place when illegal traveller incursions are reported on site
- 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
- Working with Cheshire Police to conduct security assessments for businesses on the estate

THEME TWO – CLEAN, GREEN & CLIMATE READY

- Investments into a programme of physical landscape and signage improvements
- Regular image audits of the estate
- Maintenance of banners at the entrance to the estate
- 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
- Working with Winsford Litter Pickers to ensure the estate and gateways to the estate are clean and litter free

PLANS FOR 2026–2027

YEAR 1 OF WINSFORD
INDUSTRIAL ESTATE BID 5

THEME THREE – A CONNECTED & RESILIENT BUSINESS COMMUNITY

- ✦ The Winsford Industrial Estate BID Management Team
- ✦ Regular email updates and news bulletins
- ✦ Continued maintenance of the dedicated Winsford Industrial Estate website – www.winsford1-5.co.uk
- ✦ A full schedule of BID funded accredited training courses and seminars free of charge to Winsford Industrial Estate employees
- ✦ Funding towards Fork Lift Truck Training for Winsford Industrial Estate employees
- ✦ Suite of online accredited training courses available to Winsford Industrial Estate employees
- ✦ Mental health support available for Winsford Industrial Estate employees
- ✦ Annual Winsford Industrial Estate Quiz Night and Dinner at Vale Royal Abbey
- ✦ Continued maintenance of BID-funded defibrillators on the estate with defibrillator training
- ✦ Developing links further with our community through engaging schools and colleges

- ✦ Grant support and information disseminated to businesses
- ✦ Promoting job vacancies on the estate
- ✦ Menopause support for Winsford Industrial Estate employees
- ✦ Financial support for Winsford Industrial Estate employees with NatWest
- ✦ Winsford Industrial Estate employee incentive scheme, including a discount on the Workfit Membership at Brio Leisure for Winsford Industrial Estate Employees and family members
- ✦ A complete refresh of the Winsford Industrial Estate BID brand



WINSFORD 1-5
BUSINESS IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
31 MARCH 2026

WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT
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FOR THE YEAR ENDED 31 MARCH 2026

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WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2026

	2025/26		2024/25	
	£	£	£	£
INCOME				
CWaC BID levy	120,556		119,061	
CWaC contribution	3,491			
Other income			730	
Bank interest	<u>453</u>		<u>578</u>	
		124,500		120,369
EXPENDITURE				
Image enhancement	8,710		8,538	
Security, CCTV and ANPR	40,270		28,531	
Telephone	146		132	
Printing, postage and advertising	4,043		2,640	
Bike to work				
Training	15,535		23,464	
Networking events & meetings	2,455		3,188	
Sundries	2,438		3,644	
Defibrillator				
BID rebate scheme				
Website costs	827		781	
Professional fees				
Estate management service	49,392		48,903	
BID 5 development	<u>13,247</u>		<u></u>	
		(137,063)		(119,821)
		(12,563)		548
PROVISIONS FOR EXPENDITURE REQUIRED TO COMPLETE PROJECTS				
Security				
Accountancy fee	<u>500</u>		<u>320</u>	
		(500)		(320)
SURPLUS / (DEFICIT) FOR THE YEAR		<u><u>(13,063)</u></u>		<u><u>228</u></u>

WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT

BALANCE SHEET

AS AT 31 MARCH 2026

	2026		2025	
	£	£	£	£
CURRENT ASSETS				
Cash at Bank	33,244		46,699	
Due from Groundwork Cheshire, Lancashire and Merseyside				
Accrued BID Income	<u>15,256</u>		<u>17,361</u>	
	48,500		64,060	
CURRENT LIABILITIES				
Due to Groundwork Cheshire, Lancashire and Merseyside	(19,638)		(22,316)	
Provision to complete projects	<u>(482)</u>		<u>(302)</u>	
	<u>28,380</u>		<u>41,443</u>	
FUNDS				
Surplus brought forward	41,443		41,215	
Surplus/deficit for the year	<u>(13,063)</u>		<u>228</u>	
	<u>28,380</u>		<u>41,443</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 Lomas (Chair)

.....

Date

WINSFORD 1-5 BUSINESS IMPROVEMENT DISTRICT

ACCOUNTANTS' REPORT

FOR THE YEAR ENDED 31 MARCH 2026

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 2026 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:

**THANK YOU for visiting
Britain's FIRST industrial
Business Improvement District**

**For further information on the Winsford Industrial Estate BID,
please contact:**

Hugh Shields

BID Project Manager

Tel: 07921 055 039

Email: hugh.shields@groundwork.org.uk

Stephanie Leese

Project Manager

Tel: 07519 019523

Email: stephanie.leese@groundwork.org.uk

Adam Gerrard

Operations Manager

Tel: 01606 723 175

Email: adam.gerrard@groundwork.org.uk

Jane Hough

Deputy Director for BIDs & Business

Tel: 01606 723 175

Email: jane.hough@groundwork.org.uk



Winsford 1-5
Business Environment Group



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