

Report for: Cabinet – 8 November 2022

Title: Wood Green Business Improvement District Re-Ballot

Report authorised by: David Joyce, Director for Placemaking and Housing

Lead Officer: Diane Southam, Head of Economic Development and Keith Trotter, High Streets Manager

Ward(s) affected: Woodside, Noel Park, West Green, and Harringay

Report for Key/

Non-Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. The purpose of this report is to consider the BID proposal put forward by Future Wood Green Business Improvement District ('the BID') in accordance with the relevant provisions of the Local Government Act 2003 ("the LGA 2003") and the Business Improvement Districts (England) Regulations 2004 ("the BID Regs. 2004") (both together 'the BID Legislation').
- 1.2. The Wood Green BID was established in 2018 for a period of 5 years from 1 July 2018 to 30 June 2023. The BID has approached the Council to request that a re-ballot be held in January/February 2023 to seek to continue the BID for a second term and to include a bigger area (shown edged blue and orange on the plan attached as Appendix 7). Their decision has been based on the success of the BID's first term and a need to continue to support businesses in the BID area. This will mean eligible businesses will be required to pay a 'BID levy' if the ballot is successful.
- 1.3. On 12th July 2022 the Chair of the BID, as the party proposing the second term of the BID (the 'BID Proposer') served a minimum of 84 days' notice on the Council and the Secretary of State for Levelling Up, Housing and Communities of the intention to request the Council, as the billing authority, put the BID Proposal to a ballot, as required under the BID Legislation.
- 1.4. The BID Company is a private limited company known as Future Wood Green Ltd owned and led by local businesses, addressing issues and concerns as well as creating opportunities for cost savings and capacity building exercises.

- 1.5. On 23rd September, the Acting Chair of the BID, as the BID Proposer, has again written to the Council with the documents outlined in Regulation 4 of the BID Regulations 2004 and has requested that the Council instruct a ballot to be held. These documents are included in the appendices.
- 1.6. The purpose of this report is to ask Cabinet to consider the BID proposals for a second term (Appendix 1 BID Proposal) and agree recommendations that will enable a BID Ballot to take place for affected businesses in the proposed BID area on the BID Proposals (a 'BID Ballot') and, if successful, the second term to commence on 1 July 2023 for a term of 5 years.
- 1.7. As per 'Business Improvement Districts (England) Regulations 2004' the Council is obliged to respond to the request of the BID proposer and support them in their attempt to continue the BID.

2. Cabinet Member Introduction

- 2.1 Business Investment Districts (BIDs) across the United Kingdom have been proven to be highly effective at improving the conditions for – and of - local businesses. The proposal to continue the BID in Wood Green is supported and led by businesses in Wood Green and Turnpike Lane and could play a significant role in revitalising Wood Green's town centre. This decision by the BID follows the success of the BID's first term and that of other BIDs in London and across the UK. I'm confident that the BID will continue to meet its objectives, making a positive contribution to business growth in Haringey at this critical time. The BID will also be a key partner in our wider Wood Green and Turnpike Lane Placemaking Programmes.
- 2.2. Investment in Wood Green, the borough's largest town centre and employment hub, is central to the Council's ambition to support businesses and economic growth. Wood Green boasts a huge shopping centre with many leading and popular brands. But it is also home to a rich community of small and medium sized independent businesses. Wood Green is home a strong, growing and tasty culinary offer and the area is home to a rich and diverse cultural and creative sector, particularly specialising in music and performance/recording. It has excellent public transport links and is the gateway to Alexandra Palace, a historic venue hosting events attended by people from across the world. However, local businesses have reported that a lack of high street variety, crime and negative public perceptions about the area are significant barriers to business improvement, and that continuing a BID in Wood Green will make a strong contribution in tackling these issues. The BID would play a leading role in supporting businesses through the continuing impact of the Coronavirus pandemic, staff shortages and supply chain issues associated with Brexit, and the worsening cost of living crisis. A stronger local

economy will provide job security, opportunities for our residents and an attractive environment for employers, workers and visitors.

2.3. The BID will assist the Council in delivering its commitments set out in the Haringey Labour Manifesto 2022-26 including but not limited to:

- Working with trader groups and town centre forums to shape our local area
- Improving community safety and cohesion
- Developing a markets strategy
- Tackling empty shops and increasing affordable workspaces
- Achieving 50% recycling by 2030
- Greening the borough
- Establishing new food festivals and cultural events.

2.4. The BID has set out ambitious proposals including a planned expansion to incorporate Turnpike Lane local centre and Clockwise offices on Station Road. It has also frozen its levy rate and increased the threshold of levy payment meaning smaller businesses with less reliable finances will be able to benefit from the BID's operation without being charged.

3 Recommendations

Cabinet is recommended:

- 3.1 To endorse the Wood Green Business Improvement District (BID) Proposals set out in paragraph 4.3 of the report, formally submitted by Future Wood Green BID in accordance with the BID Legislation.
- 3.2 To note that the Wood Green BID Proposals do not conflict with any formally adopted or published policies of the Council.
- 3.3 To instruct the Returning Officer to hold a BID Ballot in relation to the Wood Green BID Proposals with the final day of the ballot ('Ballot Day') being scheduled for 23 February 2023.
- 3.4 To agree to delegate authority to the Director of Placemaking and Housing to vote on behalf of the Council, after consultation with the Cabinet Member for Economic Development, Jobs, and Community Cohesion, in the Wood Green BID Ballot, as a non-domestic ratepayer of Council-owned properties in the proposed Wood Green BID area.
- 3.5 In the event that the outcome of the BID ballot is in favour of the Wood Green BID, to agree to delegate authority to the Director of Placemaking and Housing, after consultation with the Head of Legal and Governance, to make decisions on behalf of the Council in connection with, and during, the process of the setting up the second term of the BID, including

authority to finalise two agreements (a Baseline Agreement for the Provision of Standard Services and an Operating Agreement) with the BID Company regarding the operation of the BID.

4 Reasons for decision

- 4.1 A BID is a defined area within which businesses pay a levy in order to fund projects and improvements (typically related to safety/security, cleansing and environmental measures, marketing and business support) within the district's boundaries.
- 4.2 The BID has developed Proposals for the BID's second term, including the amount of levy to be paid by eligible businesses, and plans for the expenditure. These Proposals are the subject of the BID Ballot campaign and vote.
- 4.3 The BID Proposer has drawn up the BID Proposals (Appendix 1), which will set out the services to be provided and the size and the scope of the Business Improvement District. The Business Improvement District will now be larger than the previous BID and will include the areas shown edged blue and orange on the plan attach as Appendix 7. It also sets out who is liable for the levy, the amount of levy to be collected and how it is calculated. The BID proposals cover all the following items subject to BID Regs (2004) Schedule 1 sub-paragraphs (2) and (3):
- (a) a statement of the works or services to be provided, the name of who will provide them (the name of the BID body or local authority BID body) and the type of body the provider is (whether a local authority, a company under the control of the authority, a limited company or a partnership)
 - (b) a statement of the existing baseline services (if any) provided by the relevant billing authority or other public authority
 - (c) a description of the geographical area (including a map showing that area) in which the proposed BID arrangements are to have effect
 - (d) a statement of whether all non-domestic ratepayers in the geographical area or a specified class of them are to be liable to the BID levy, an explanation of how the amount of the BID levy to be levied is to be calculated and an explanation of whether any of the costs incurred in developing the BID proposals, holding of the ballot or implementing the BID are to be recovered through the BID levy
 - (e) a statement of the specified class of non-domestic ratepayer (if any) for which and the level at which any relief from the BID levy is to apply

- (f) a statement of whether the BID arrangements may be altered without an alteration ballot and, if so, which aspects of the BID arrangements may be altered in this way
- (g) a statement of the duration of the BID arrangements; and
- (h) a statement of the commencement date of the BID arrangement.

Where there is a renewal:

The matters which shall be included in renewal proposals are:

- (a) a statement of the proposed period (not exceeding 5 years) of the renewed BID arrangements; and
- (b) a summary of the BID arrangements (including the geographical area of the BID, the works or service provided, an explanation of who is liable for the BID levy, the level of the BID levy and how it is calculated).

- 4.4 The BID proposer has supplied the above information in the BID Proposal document shown in Appendix 1 and this document complies with the BID regulations.
- 4.5 In accordance with Regulation 3(2) of the Bid Regulations, on 12th July 2022 the Chair of the BID as the BID Proposer served 84 days' notice on the Council and the Secretary of State, of the BID's intention to request the Council as billing authority to put BID Proposals to a ballot.
- 4.6 Under the BID Regulations, the Council has a duty to receive BID Proposals as part of the process leading to a ballot. The Council has a role in ensuring compliance and has the power under the BID Regulations to veto a BID proposal after ballot where it believes the BID proposals:
 - i. are likely to materially conflict with any of the Council's formal policies
 - ii. place an inequitable and significantly disproportionate financial burden on any class of non-domestic ratepayer as a result of manipulation of the BID area or BID levy.
- 4.7 The recommendations are in support of the Wood Green BID Proposal as it is considered to:
 - i. conform to all requirements of the BID Regulations; and
 - ii. provide leverage of additional resource for the placemaking and improvement of the Wood Green and Turnpike Lane area.

4.8 Council officers have studied the BID Proposals and are of the opinion that it does not conflict with any of the Council's formal policies, and it does not place any disproportionate financial burden on any class of non-domestic rate payers as the result of the proposed BID area or the levy rate.

5 Alternative options considered

5.1 Officers have been exploring the opportunity for BIDs in the borough since 2014 when a borough-wide feasibility study highlighted Wood Green as the most likely area for a successful BID. Wood Green is currently the only BID in Haringey although officers are currently exploring a potential BID in Green Lanes with the Haringay and Green Lanes Traders Association subject to the funding of a feasibility study. Other centres including Tottenham, as well as industrial estates, have also been considered, although there are no plans to explore further at this time.

5.2 Should the Council vote not to support the BID Proposal, it would risk:

- i. Losing the opportunity for potential investment in the BID area of approximately £334,000 per annum over five years (totalling £1.67M), to be raised from the BID levy and any additional funding secured through the BID accessing external sources of funding and in-kind support to be used by the BID Company. This, working with the Council, could support the promotion and placemaking of the Wood Green and Turnpike Lane areas
- ii. Losing the opportunity for attracting additional leverage and match funding over the next five years; and
- iii. Damaging business relationships and causing the dis-engagement of local businesses from working in partnership with each other and with the Council for the improvement of the area at a critical period for business and the economy in general.

6 Background information

BID Regulations and Legal Agreements

6.1 Legislation for BIDs is set out in the Local Government Act 2003 and The Business Improvement Districts (England) Regulations 2004. Over 300 English BIDs (70 in London) are now in operation. The Regulations permit local business communities to set up a BID. The BID has the autonomy to develop a programme of business activity, events and a campaign that would lead into a BID ballot.

6.2 A ballot is run by the local authority or outsourced by the authority to a third party (with local authority oversight). All businesses eligible to pay the

levy are balloted. The vote for a BID is carried out by secret postal ballot and eligibility to vote is based on one vote per hereditament situated in the BID area.

- 6.3 Each business entitled to vote in a BID ballot is allowed one vote per property occupied or (if unoccupied) owned by them in the geographical area of the BID. A successful vote is one that has a simple majority both in number of votes cast and in rateable value of votes cast. This ensures that the interests of large and small businesses are protected. There is no minimum turnout threshold.
- 6.4 Once the BID is established, an income is generated through the BID levy (based on rateable values of properties) for the BID company to be financially self-sustaining for the duration of the BID term, usually five years.
- 6.5 The additional levy is charged on all businesses within the BID area above an agreed Rateable Value threshold (regardless of whether or how that business voted in the ballot). To continue for another term a new ballot (re-ballot) must be held.

Operating Agreement

- 6.6 An Operating Agreement establishes the arrangements by which the BID Levy shall be collected and general arrangements as to the relationship to be established between the council and the BID Company for the duration of the BID. The Council is the billing authority for the purposes of the Local Government Act 2003 and is responsible for collecting the BID Levy and administering the BID Revenue Account which shall be used towards the operation of the BID. The BID Company is responsible for the operation of the BID and for using the BID Levy for the purposes of achieving the objectives and aspirations set out in its Proposals. A draft Operating Agreement, based on that in force for the BID's current first term, is attached at Appendix 3.
- 6.7 The agreement:
- Establishes the procedure for calculating the BID Levy
 - Confirms the basis upon which the council will be responsible for collecting the BID Levy
 - Sets out the enforcement mechanisms available for collection of the BID Levy
 - Sets out the procedures for accounting and transference of the BID Levy
 - Provides for the monitoring and review of the collection of the BID Levy

- Confirms the manner in which the Council's expenses incurred in collecting the BID Levy shall be paid (by the BID Company).

Baseline Services Agreement

- 6.8 A Baseline Services Agreement sets out the schedule of baseline (standard) services included in the BID Proposals, which are provided by the Council within the BID Area and that may overlap with the BID's area of activity. The Baseline Agreement seeks, for the avoidance of doubt, to set out:
- The standard services provided by the Council within the BID Area
 - The benchmark levels against which the provision of these services will be measured so as to ensure that whenever the BID Company wishes to provide any additional/complementary services these services are not services which the Council should be providing pursuant to their existing statutory duties
 - The mechanism for the continued monitoring and review of the standard services.
- 6.9 It ensures that the BID Levy will not be used by the council to fund or procure the standard services and establishes general principles of partnership between the Council and the BID company to help ensure the effective delivery of any complementary services agreed during the BID term. A draft of the Baseline Agreement is attached at Appendix 1A. Both this and the Operating Agreement will be finalised before the second term of the BID commences. A Services Review Panel will also be held regularly between the BID and Council as detailed in the Agreement.

Post-Ballot

- 6.10 Post-ballot, if successful, the BID will continue to operate. The BID Company will be responsible for delivery of the business plan and will be accountable to its levy payers, including the Council as a levy payer. As a private not-for-profit company limited by guarantee, the BID Company will be required to submit annual accounts to Companies House. Procedures governing the administration of the BID levy are outlined in the BID Regulations and in the draft Operating Agreement.
- 6.11 Should the BID fail at ballot, the costs of the ballot will be funded by the BID and the company would cease trading by the end of the first term (30 June 2023).

7 Future Wood Green BID – First Term and Second Term Proposals

- 7.1 Wood Green is Haringey's only metropolitan scale town centre and is home to some of the most successful businesses in the borough. It has a vibrant and diverse mix of shops from large multinationals found nowhere else in North London, to major shopping centres such as The Mall, unique small businesses across retail, hospitality and leisure sectors and market traders in The Mall and on street throughout the town. Wood Green can also boast a thriving creative and cultural scene both within its Cultural Quarter and all throughout the area and parks and open spaces such as Ducketts Common which also hosts several pivotal events in the borough's cultural calendar. It is a town centre to celebrate and be proud.
- 7.2 A successful Wood Green contributes hugely to Haringey's wider economy, not least as a driver for local jobs, the huge choice of products and services on residents' doorsteps and as a destination in its own right and as the gateway to Alexandra Palace and Park.
- 7.3 Following the Council's BID feasibility study, the Council, at its October 2017 Cabinet, approved Wood Green's BID Proposals and agreed to hold a BID ballot in 2018. After a 'yes' vote at ballot, the BID commenced on 1 July 2018 and its first term was set for five years. The ballot in 2018 that established the BID had a turnout of 34% of 340 eligible voters and was approved with 84% and 79% voting in favour of a BID by, respectively, number and rateable value of votes cast.
- 7.4 The BID was set up to operate with the principles of adding value to existing council services, with a target of leveraging at least 25% additional resources, providing measurable impact, and not being used to off-set spending reductions.
- 7.5 In summary the BID's ambitions were:
- to improve the safety and security of Wood Green Town Centre,
 - to improve the look and feel of the Town centre through environmental improvements
 - to provide business support initiatives such as joint procurement and recycling
 - to deliver regular events and marketing of the Town Centre.
- 7.6 Some of the BID's key achievements in its first term were to:
- Expand and manage the crime information sharing network through the establishment of a Business Crime Reduction Partnership with local traders, the Council and Met Police and support in reporting of over 600 cases of crimes against business
 - Create the new Library Garden with support from GLA and Haringey Council
 - Support over 140 businesses through the unprecedented COVID-19 Pandemic

- Provide an on-street security presence through the Street Warden Service
- Establish and run Haringey Pride and Wood Green Community Fun Day
- Establish the N22 Networking event series, holding 20 events and 15 workshops
- Hold business training events in, for example, tackling crime
- Undertake additional cleaning in hot spots
- Deliver micro-greening projects
- Undertake training and small match-grant funds for businesses to improve shop fronts
- Adopt the #LoveWoodGreen slogan and Enjoy Wood Green platform to create a PR campaign with a strong visual image for Wood Green
- Partner with the Council and community groups on Eat Wood Green
- Work closely with Alexandra Palace and celebrate Wood Green's assets
- Act as a strong business voice on big issues
- Act as a central conduit to improve communication
- With other key stakeholders, create and deliver a strategy for increasing the restaurant and retail diversity.

7.7 The BID, in its first term, has contributed a great deal to the vitality of Wood Green, especially through the unprecedented economic turmoil of recent years caused by the pandemic, rising supply costs, labour shortages, the energy crisis and rising interest rates. The BID is a valued partner of the Council and other agencies such as the Met Police and has actively delivered benefits to its member businesses and the wider Wood Green economic and community landscape in its first term.

Second Term and New BID Proposals

7.8 In July 2022, the BID wrote to the Government and Council informing them of their intention to put proposals to a renewal ballot and subsequently appointed a consultancy called The Means to provide advice on the feasibility of the second term of the BID in Wood Green Town Centre and potential expansion areas. The Means are specialists (with a successful track record) in BID development and were also engaged in the creation of the BID and taking it through the original ballot process in 2018.

7.9 The decision to continue with a BID into a second term was made following a BID Board decision. A consultation exercise and survey were then devised to seek the views of existing levy payers and prospective levy payers in Turnpike Lane. These results fed into the BID proposals and terms which were approved at a BID Board in September 2022.

7.10 Expanding into Turnpike Lane and at 50 Station Road will allow more businesses to benefit from the BID's services and fill in gaps within the

town centre environment not currently officially covered. Benefits would include access to the street wardens' service, business crime reduction partnership, environmental improvements, business support and cost savings initiatives, promotion and marketing of the area including online promotion and the provision of Christmas lights in line with those supplied in Wood Green. Although asking any additional expense of businesses in the current climate is difficult, the support and services that the BID can offer particularly the smaller businesses could well outweigh the costs – and will be a key focus for the BID in their re-ballot campaign when engaging with the voting businesses to secure a 'yes' vote.

Surveys and Consultation Findings

- 7.11 The consultation findings summary report is attached as Appendix 4. 60 business interviews took place in Wood Green up to September 2022. The results showed that 48% said they would vote yes, 6% said they would vote no and 46% said they were not sure as they would require further information or discussions before they voted. In addition, consultation with 24 businesses in Turnpike Lane was undertaken to see if they would like to become part of the BID and have the support from the services the BID provides. 42% said they would vote yes, 21% would vote no and 37% would need more information.
- 7.12 Overall, there is a healthy level of support to continue the BID amongst businesses in Wood Green and consultation with Turnpike Lane businesses regarding its expansion to cover that local centre has proven broadly positive.
- 7.13 Consultation with businesses highlighted that Safe and Secure was again the strongest theme. Raising the profile of Wood Green and the businesses was joint second with enhancing the environment of the area. Business advocacy, cost savings and networking have also become more of a priority than in the first term. Annual events are also in the top six themes, as in the first term.
- 7.14 The results of the consultation exercise are considered positive by council officers at this stage in the ballot process prior to the campaign launching (which will formally follow Cabinet decision).

BID Proposal Terms

- 7.15 A full summary of the BID proposals, written to take into account the results of the consultation exercise, is included at Appendix 1. As referenced above, the BID is proposing to include an extension to its current operating area to include Turnpike Lane local centre and the Clockwise building situated at 50 Station Road, N22.

- 7.16 A typical BID levy is usually between 1.0%-1.5 % of rateable value. The levy rate will remain unchanged at 1.25% and the threshold for payment of the levy will be increased to include all businesses with a non-domestic rateable value of £15,000 p.a. Based on this new threshold approximately 106 business (of 478 businesses in the catchment area) will be exempt from paying the levy.
- 7.17 The BID is proposing that occupiers within the managed shopping centre (The Mall) without direct access onto Wood Green High Road will pay levy calculated at a lower rate of 0.625%. This discount is to recognise that these businesses will benefit less from BID initiatives as they receive some similar services included within their commercial agreement.
- 7.18 Where an occupier or owner liable for the BID levy is a Registered Charity or CIC and is in receipt of Mandatory Rate relief (as prescribed by section 43 and 45 of the Local Government Finance Act 1988 (LGFA88)) except where the property is operated as a 'charity shop', that occupier or owner shall be eligible for the same level of discount on the BID levy. For the avoidance of doubt, hereditaments operated predominantly as charity shops will be charged 100% of the BID levy. This is common practice within BIDs, especially where there is a proliferation of Charity Shops located in high street retail units.
- 7.19 Voluntary membership is also available where a business which is either below the BID levy of £15,000 rateable value or those outside of the BID area have an opportunity to become a member of Wood Green BID. Businesses or organisations which are located outside Wood Green are only eligible for membership at the discretion of the Board of Directors.
- 7.20 The proposed BID area is illustrated in Appendix 7 and encompasses the retail area between Wood Green and Turnpike Lane Underground Stations plus expansion west into Turnpike Lane and 50 Station Road. The total number of hereditaments in the BID area is 478. Based on a threshold of £15,000, 372 businesses will be eligible to pay the levy and vote in the ballot. At the rate of 1.25% levy the BID would generate £333,988 of revenue per year. Notwithstanding any changes to the total floorspace of commercial premises, rateable value and the like, over five years the BID levy income would total £1,669,940.
- 7.21 Examples of typical levy values are provided in the BID Proposals at Appendix 1. A rateable value of £15,000 would equate to a levy of £187.50 per annum and of £30,000 would be £350 p.a. The average a small independent business would be paying is therefore around £200-250 p.a.
- 7.22 There are 15 hereditaments in the BID area that have Haringey Council as the Property Contact Name on the ratings data within the following properties: 10 Station Rd, 38-46 Station Rd, 48 Station Rd, 40

Cumberland Road, Alexandra House, River Park House, Bury Road Car Park and Wood Green Library. The Council would have a vote for each hereditament. The total levy contribution per annum for these properties would be £29,625 (based on a 1.25% levy).

- 7.23 In other areas in England where the Council has a significant presence within a BID area, these councils have paid the following amounts annually on their properties:
- In Vauxhall, Lambeth Council pay about £30,000
 - In Stratford, Newham Council pay about £21,000
 - In Southampton, the City Council pay about £30,000
 - In Kensington, K&C Council pay a capped amount of £50,000
 - In Stockport, the Town Council pay about: £49,000.
- 7.24 The BID Company will continue to be governed by a Board of Directors comprised of the representatives of all sections of the business community as follows:
- 2 Large Businesses (defined as BID Members having 20 employees or more)
 - 4 Small Businesses (defined as BID Members having fewer than 20 employees)
 - 1 Landowner.
- 7.25 The directors of the BID Company will continue to seek, insofar as people are willing and able to act, to ensure board membership is representative of the variety of businesses who are eligible to pay the BID Levy.
- 7.26 The following representatives may also be invited to sit on the Board as observers but shall not be entitled to vote:
- Representative of Haringey Council
 - Strategic Agency representatives i.e. Police, TfL
 - Up to 2 Youth members (Representing Youth Gold/Youth Hub)
 - Member representing local residents' organisations / Community Improvement District.
- 7.27 If places on the Board cannot be filled according to the recommended representation above, the Board will still continue to operate.
- 7.28 The BID Company will enter a formal agreement (the Operating Agreement) with Haringey's Rates Service to collect the agreed levy on behalf of the BID Company. All costs will be borne by the BID Company. The Council will inform the BID company of the amount of levy collected and instruct the BID Company to invoice the Rates Service to access the money.

- 7.29 All costs, including the cost of debt collection, will be charged to the BID company. The initial hardware and software costs to set up the system (£30,000) were paid for by the BID in its first term.
- 7.30 The BID, supported by placemaking consultancy and BID experts The Means, have assisted the Council in fulfilling its regulatory duties in respect of approving the BID Proposal. An Operating Agreement, as part of the financial management arrangements for the BID, is attached in draft form (Appendix 3). A schedule of existing baseline services has been produced by Council officers and is included in the BID Proposals as required in the BID Regs 2004 (Appendix 1). These documents are subject to further discussion and agreement between the parties and would have to be agreed with the BID, after the BID Proposals are approved, should it be successful at re-ballot.

Proposed BID activities in second term

- 7.31 The BID will continue to pursue its four main themes (Safe & Secure, Place & Connectivity, Events & Marketing and Business & Investment) as affirmed by the results of the consultation exercise. The BID will continue to curate and hold cultural events such as Haringey Pride and Community Fun Day.
- 7.32 The BID will work with partners to develop projects to include better greenery, cleaner streets and to improve the look and feel of Wood Green and Turnpike Lane. Businesses in Turnpike Lane will benefit from the BID's services such as the Street Rangers, marketing and events and business support activities.
- 7.33 Business support and investment will be enhanced throughout the second term as many businesses have stressed that they would like more to be done to support them. The BID will also look at other ways to support businesses including working with partners to offer support, training, joint procurement and financial savings by offering a Town Centre recycling service.
- 7.34 There was support for continuing events and marketing of the town centre such as Christmas activities, Small Business Saturday and street animation. Turnpike Lane businesses have requested ideas such as a street festival and to brand their area. The BID will also look at the feasibility of more specialised markets for Wood Green including a Youth Market and Food & Drink Market which complement the others in the Town Centre.
- 7.35 Continued membership of a BID in Wood Green will allow businesses to continue to come together under a strong partnership, with a collective

voice and to influence the development of the area and benefit from joint investment and procurement exercises.

8 Contribution to strategic outcomes

- 8.1 **Outcome 9: A healthier, active and greener place:** deliver greening projects, promote sustainable travel, promote community use of parks such as Ducketts Common
- Outcome 10: A cleaner, accessible and attractive place:** undertake additional street cleansing and rubbish collection services in Wood Green and Turnpike Lane Town Centres, to create a safer and more attractive environment for residents and visitors.
- Outcome 11: A culturally engaged place:** promoting the area's cultural enterprises and residents, hosting events such as Haringey Pride and the Community Fun Day
- Outcome 12: A safer borough:** The Wood Green BID can help to fund improvement to crime prevention, coordinate the Wood Green BCRP and Street Warden service and offer crime prevention measures for businesses
- Outcome 13: A Growing Economy which provides opportunities for all residents and supports our businesses to thrive:** The Wood Green BID can enable businesses to be better supported and connected, providing them with services to improve their offer, boost business and give them a voice in the significant changes due to take place in Wood Green
- Outcome 16: Regeneration with social and economic renewal at its heart, focused on Tottenham and Wood Green:** Working in partnership with the Council on major placemaking programmes and on such initiatives as Wood Green Voices, Eat Wood Green and Haringey Deal.

9 Statutory Officer Comments (Director of Finance (including procurement), Head of Legal and Governance (Monitoring Officer), Equalities)

Finance

- 9.1 This report recommends:
- That Cabinet agree to support the BID Proposals and grants approval for the Returning Officer to hold a ballot on behalf of the BID Proposer.
 - That in the event of agreeing the recommendation and a BID Ballot taking place, that Cabinet agrees to delegate authority to the Director of Placemaking and Housing to vote on behalf of the Council in the Ballot, in conjunction with the Cabinet Member for Economic Development, Jobs and Community Cohesion – when exercising its voting rights for the Council owned properties in the BID area.

- 9.2 The services/projects to be carried out by the BID company will not overlap with any statutory service provided by the council.
- 9.3 This will not affect income from Business Rates as businesses pay a tax (or levy) over and above Business Rates in order to fund projects and improvements (typically related to safety/security, cleansing and environmental measures) within the district's boundaries.
- 9.4 The occupiers and owner-occupiers of eligible hereditaments will pay BID levy at an indicative rate of 1.25% of Rateable Value per year.
- 9.5 The number of eligible hereditaments in the BID area is 372 based on the rateable value threshold of £15,000. Based on this threshold, it is estimated that BID levy out-turn will be approximately £334,000 per annum which would be available for allocation against specified BID priorities.
- 9.6 The council will pay BID levy for council's properties within the BID area. It is estimated that 15 council hereditaments will fall within the BID area. It is estimated that the BID levy will cost the council £29,265 per year.
- 9.7 In accordance with the BID Regulations, the Council will be responsible for the billing, collection and transfer of the levy to the BID Company.
- 9.8 The cost of billing, collection and transfer of BID levy (administration costs) is currently estimated at £20,223 annually plus a further £2,000 annual Module Software Maintenance Costs which will be recharged to the BID company in full.
- 9.9 There will be a one-off ballot cost estimated at £3,000. This cost has been budgeted for by Electoral Services and Regeneration & Economic Development regardless of the outcome of the ballot.
- 9.10 The BID levy is not VAT-able, so businesses will not pay VAT. Any VAT charged to the local authority by the BID Company can be recovered under section 33, VAT Government and Public Bodies.

Legal

- 9.11 The Head of Legal and Governance notes the contents of this report on which Legal Services have been consulted.
- 9.12 The Local Government Act 2003 ("the LGA 2003") and the Business Improvement Districts (England) Regulations 2004 ("the BID Regulations") (both together "the BID Legislation") provide the statutory powers and framework to enable a Business Improvement District (BID) to be renewed and operated.

- 9.13 Should the proposal succeed it is only the non-domestic rate payers (or a defined class of them) in the BID area who will be liable to pay the BID levy.
- 9.14 The Council needs to be satisfied that the final BID proposals submitted to the Council include all the necessary information set out in the Bid Regulations and in particular the information required under Schedule 1. This has been confirmed (see paragraph 4.4 of this report).
- 9.15 In addition as these proposals are not considered to conflict with Council policies, nor place an inequitable and significantly disproportionate financial burden on any class of non-domestic ratepayer as a result of manipulation of the BID area or BID levy (see paragraph 4.7 of this report). The Council is obliged to hold a ballot to enable the affected businesses to vote on the BID proposals. The ballot must comply with the requirements set out in Schedule 2 of the BID Regulations.
- 9.16 As the Council occupies premises as a ratepayer in the proposed BID area, it will be entitled to vote in the ballot. It is recommended that authority is delegated to the Director of Placemaking and Housing, to vote on behalf of the Council.
- 9.17 Approval for the proposal in the ballot must meet two tests, designed to prevent big businesses forcing a proposal on smaller interests:
- (a) A simple majority of those voting in the BID ballot must vote in favour
 - (b) Those voting in favour of the proposal must represent a majority by rateable value of the hereditaments (rateable properties) of those voting.
- 9.18 In the event of a successful ballot legal agreements between the Council and the BID Company will be entered into. The Operating Agreement will cover the process for the collection and enforcement of BID levy charges. The Baseline Agreement will cover the various services that the BID Company will carry out and the services the Council will continue to deliver for the duration of the BID.
- 9.19 The Head of Legal Services and Governance is not currently aware of any reasons why Cabinet should not make decisions set out in the recommendations.

Equality

- 9.20 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act

- Advance equality of opportunity for those with ‘protected characteristics’ and those without them
- Foster good relations between those with ‘protected characteristics’ and those without them.
- The protected characteristics are age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

9.21 Wood Green BID, The Means and the Council have carried out consultation with the business community in 2022 and are continuing to do so. The BID has already consulted with 84 businesses as part of the re-ballot engagement process over the summer months and will continue to do so through the Ballot Campaign.

9.22 Essentially the impact can be assessed against two main stakeholder groups, the business owners themselves (and their employees) and the residents/visitors to the town centre. Most of our data relates to residents with more anecdotal data concerning business ownership and employee make-up. For instance we can assume that smaller businesses in the area will be owned by a higher proportion of BAME owners through business engagement carried out with the BID. The micro businesses (with a rateable value of below £15,000 p.a. will not be charged the BID levy but will indirectly benefit from BID activities such as events, marketing, public realm interventions etc. that would increase footfall and potential customers. This would also apply to family-run businesses and a proportion of employees.

9.23 Working with the BID will enable more accurate equalities data of their business members to be collected and also of the beneficiaries of their activities. Also one of the BID’s activities will be to tackle hate crime and community safety (through initiatives such as the Business Crime Reduction Partnership, PubWatch for hospitality businesses and community events such as Haringey Pride and the Community Fun Day which will proactively support community cohesion.

9.24 A copy of an Equality Impact Assessment is attached at Appendix 6. The BID and its activities are considered to have a positive or neutral impact on all equalities groups.

10 Use of Appendices

Appendix 1:	BID Proposal
Appendix 1A:	Draft Baseline Services Agreement
Appendix 2:	Estimated 5-year Business Plan
Appendix 3:	Draft Operating Agreement
Appendix 4:	Summary of levy payer consultation
Appendix 5:	Letter to Request Ballot

Appendix 6: Equality Impact Assessment
Appendix 7: Map of BID area.