

Winsford 1-5 Executive Board Meeting – Minutes

Date: 23rd May 2025
 Location: SynetiQ
 Time: 12:00pm

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

		Actions
Welcome Declaration of interest Apologies and approval of last meeting minutes	PP welcomed all to the meeting and thanked SynetiQ for hosting. Declarations of interest: PL – PropertyWise do work for the BID in terms of landscaping of the estate. Apologies were received from SS. Actions from the last meeting - JH will invite Dan Price to the BID Summit in September along with NP and the Executive Director of Place and Growth. - GW will report back on the meeting with CWAC and Ruler. - PP and JH have met with Andrew Cooper. The Bypass will be going ahead – however NP and Hayley will meet after the board meeting to discuss a road from the Industrial Estate to J18 that was discussed C10 years ago to see if that can be put back on the table. - RA is yet to send over the Britsafe details.	

The UK's First Industrial Estate Business Improvement District

	• JH received the RV data from CWAC yesterday. The data this time will be 2023 rates. • SL sent the details from the aesthetics survey to GW. • Cheshire Fencing has been sorted. • HS has spoken with Artis Park regarding the gates and also Iveco regarding lorries. Iveco will try and plan where they don't have to park there to unload vehicles. Parking restrictions were de-criminalised in 2017. Police have put it on parking enforcement's radar to ticket any vehicles. PP – there has been no change. This will be forwarded to NP and he will take it up with enforcement. HS will pick this back up with Iveco. • HS has sent the salt bin information to PP. • If defibs are not registered they contact HS. All defibs are registered. • 28k visitors to the Winsford website per year. The minutes and actions from the previous meeting were approved as a true and accurate record.	Action: HS to pick up lorry parking with Iveco. NP will take the issue up with enforcement.
BID 5 Consultation	Consultation engagement with businesses in March and April. 50 responses were received from businesses. JH outlined the results from the consultation. Security Guard system and CCTV/ANPR – businesses would like to see this maintained with further investments required. Businesses also want to see the Rapid Text Service maintained. SelectaDNA kits – the budget for this is minimal. Rapid Text Service – put this on the next agenda. PP – has not received a rapid text for some time. Office Link now do not provide the service – AG is looking at a replacement linked to the CRM. No other businesses provide the same service except for an extreme cost per year. 5 businesses have been a victim of crime over the past 12 years – theft was the main issue. 100% of businesses felt the BID area was a safer environment since the BID was established. 60% felt this was an essential part of the BID. Image Enhancements – condition of the roads were rated poorly, provision of seating areas was also rated poorly. Management of litter was rated as good as was the maintenance of landscaping features and overall image. 98% of businesses would like to see the BID continue with image enhancement projects.	Action: HS to put Rapid Text Service on the next agenda.

	Main problems are roads. PP expressed concern of parking at Road Five. Police will go and have a look to see if they are taxed/MOTd – DVLA will need to action this. Businesses would like to see the management service and training continue. 76% have accessed free training courses and over 90% rated them as excellent or good. 38% were not aware of the Brio Leisure Discount Scheme. Respondents would like to see Body Tech included on the Discount Scheme. HS will approach them to see if they want to join the incentive scheme. 90%+ rated business support as essential or required. 84% have rated business support by the BID Team as Excellent or Good. Respondents felt they were able to raise issues better since the inception of the BID. 50% of respondents are looking to expand. 98% of businesses are looking to stay on the estate. 98% felt the Industrial Estate had improved as a place to operate and 80% felt they were more able to influence decisions via the BID. 88% felt they had benefitted from the BID. 94% were intending to vote yes at ballot with 3 undecided. JH outlined the timeline – Draft plan will be developed in May/June 25. The BID Proposal will be June – September 25. BID Marketing will be Sept – November with BID implementation on 1st April 2026. Ballot is 21st November.	ACTION: Police/HS to check if vehicles on Road 5 are taxed/MOTd. ACTION: HS to speak with Body Tech to see if they can provide a discount to 1-5 Employees.
Winsford 1-5 Accounts	There is an income of £161k for the year end thanks to additional income collected by CWAC. Projected forecast spend of £120,550. The surplus is now increasing again. National Minimum Wage and Employer National Insurance has increased – a lot of the spend goes on security provision – JH is concerned these costs will continue to increase which will compromise the surplus. JH will look at the 2023 business rates data. There will be a task and finish group from the board – once JH has done the analysis JH will present to the task and finish group. PL would like more information on what the larger companies levy is compared to smaller companies. PL had issues with the Business Rates Team last year. GW- this was an isolated case and only a handful of businesses were impacted. This was a system error. The new ANPR camera will be coming out of next year's accounts.	Action: JH to look at 2023 business rates data and how this will affect income for a new BID. ACTION: JH to do a cost analysis on the % and banding systems.

	PL – will there be a cost for the ballot. JH – yes this was approved by the board. There were no questions on the accounts.	
RULA	Anthony Clitheroe introduced himself from Rula – brought in by CWAC as a partner. AC – there is a lot of activity happening at site 1 – remedial works at the sewers which will be adopted. There will be replacement curbing put in and it will look a lot more coherent. This will be going in over the next few weeks and the remainder of Road Six will be re-surfaced. Legat Owen are a managing agent – there will be clearance of the overgrown landscape. Road Six cannot be adopted until the last plot has been developed. The council won't adopt it as there will be scarring in the road. The road will be adopted at the end – s38 agreement is due to be signed. In the meantime the road will be managed by a management company. Costa Coffee is open and trading. McDonalds are projected opening in September. KFC will also be coming on site. That will aim to be trading by the end of the year. There will be EV charging points at McDonalds. AC will provide a contact to HS regarding Job Centre Plus. There are problems with Uber drivers, litter and traffic backing up – PL will these problems be on Road Six come the end of the year? What is in the planning provision to stop this happening? This has been assessed during the planning application – sufficient car parking space. McDonalds will be required to undertake a litter pick. Not much that can be done to control Uber. Parking enforcement is in place on Road Six now which has reduced lorry parking. NP – if there are problems with delivery drivers at the point it will be an enforcement action. DA has been waiting for a planning decision for Saint Flooring. NP has escalated this. NP will follow up today. PP would like to see more services to support Industrial. PP has fears this brings people on to the estate that it was not designed for. PP would like to see more commercial sites. Plot 4 should be Saint Flooring. There will also be an industrial unit – inward investment. Site 2, Plot 2 to the rear of Tiger Trailers – planning application for a single unit. There is a management company set up specific to Site 1 – they will be in place until the last plot is taken. Schoeller officially close on the 31st July. HS is not aware of any interest. There is an issue with asbestos.	ACTION: NP to follow up planning decision for Saint Flooring.

	PP thanked Anthony for attending and providing an update.	
	HS has spoken to enforcement and police about overnight parking on Road Five. HS will speak to the council regarding waste issues. ANPR is up and working by the roundabout. Security Service is happening over the bank holiday weekend. There were no reported crimes between January and March. HS and PL have taken a walk around the estate to conduct an audit. Cheshire Fencing is all looking good. Banner poles have all passed their annual safety inspection. Streetscene have been cutting the grass. The grass on CWAC owned property does not get cut. This is due to different departments at CWAC. Fly tipping on Ion Path – this has been there for 12 months. This has been reported. There is a small car park with fly tipping – this has still not been cleared. PP reported this in Feb/March. HS has been reporting this since May 2024 and was asked for a key. GW – who asked for the key? HS – Property. Marketing video – this will be split 3 ways and filmed in Meridian House. The cost is £1500 for the Winsford 1-5 BID. PL – what will the BID get from this? PP feels the project would benefit Onetek more than the BID. MM – feels it would be beneficial for Synetiq in terms of security contracts. PP – how much signage could you get for £1500. PL – do we get this as marketing material to put on the BID website? HS – yes. Soup Creative will be producing the video and will be in contract with Onetek. DA – would like to see a bigger picture including the growth of the estate. HS – would like to see the police involved. GW – does the police crime commissioner have any budget? This is more for engagement tactics. Could always submit an application. MM – for tendering purposes for the security element this would help. 2 votes in favour, 1 abstained and 1 against. The board will highlight a list of points covered in the video – the costing will only be provided if these topics are covered. AG and HS will be copied in. HS/SL to circulate previous video – will ask AG to circulate. SL will look to see if the old Winsford 1-5 video that used to be on the website is on the filing system. HS has been distributing information to businesses. Spring bulletin was sent out in March. Training courses are all fully booked until the summer.	Action: HS to circulate previous video produced by Onetek. SL to look for old Winsford 1-5 video.

Project Update Report	Gulls are a huge issue on Road Three. Explore has spent a lot of money on their roof which is being impacted by gulls – Synetiq has brought in two hawks – one was chased off and one was killed by the gulls. Synetiq has also tried lasers. Synetiq are looking into a license to humanely kill gulls. HS will speak to Environmental Services. Can work with Synetiq to do a joint venture with a private pest control company. The gulls will only disperse if the roof is made unsuitable for nesting/roosting by installing angled spikes to prevent them landing. HS will approach the council and will also find out who has an issue on Road Three. Need to ask CWAC if that is a waste transfer site that - is why they would be there? There were no further questions.	Action: HS to speak with Environmental Services and CWAC regarding the gulls on Road 3. HS to send out questions to businesses on Road 3 to establish who has an issue.
AOB	UK Shared Prosperity Fund is up and running for de-carbonisation. GW will send the information to HS. Free support workshops are taking place – looking at Social Media, Marketing and AI. These are both face to face and online. MM – will there be any developments on electric vehicles and charging points? CWAC are doing a programme over 5 years on electric vehicles across the borough. PP thanked all for attending and closed the meeting. The AGM will be in September.	Action: GW to send de-carbonisation info to HS.

Date of next meeting: Executive Board Meeting: 15th August 2025.