

Winsford 1-5 Executive Board Meeting – Minutes

Date: Friday 14th November 2025
 Location: The Hub, Meridian House
 Time: 12:00pm

Present: Name	Company	Name	Company
Phil Lomas (PL)	Property Wise Group	Steve Bishop (SB)	Cheshire Police
Darren Aley (DA)	Saint Flooring	Carl Lang (CL)	Cheshire Police
Simon Schofield (SS)	Jack's	Jane Hough (JH)	Groundwork CLM
Jeremy Meredith (JM)	Safety Shield Global	Hugh Shields (HS)	Groundwork CLM
Gill Williams (GW)	Cheshire West and Chester Council	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
Cllr Nathan Pardoe (NP)	Cheshire West and Chester Council (Wharton)		

		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 NP, MM and PP. OB is unable to make the meetings so will look to assign someone else from Advanced Medical Solutions. RA has also not attended many meetings lately. JH – will wait for BID 5 when the board will step down and board members will put themselves forward and identify gaps in sectors. Actions from the last meeting - The situation with the Iveco lorries has not improved and has gone back to the way it is. They are still loading on the main Road One. SB – you are allowed ten minutes – it has been decriminalised, can only be charged with a dangerous obstruction. SB will request more presence from CWAC enforcement and copy in JH. - AG will discuss Rapid Text with the board - this will be looked at in terms of a wider strategy of communication.	ACTION: SB will contact CWAC enforcement to request more presence on Road One for Iveco lorries.

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	• AG has a meeting with LD and HS on the 21st November where the overall content for the security video will be agreed as well as the number of edits. It needs to include that this is the first Industrial BID in the UK, the economic value of the BID and then look in to the security. AG to share the brief with the board. • SL has looked for quotes for other training providers to ensure best value for money. GW – have a discussion with the Skills Bootcamp to understand how they can help. Will establish what courses businesses want and can speak with Skills Bootcamp to establish what they can provide in terms of funding. • GW and JH have met with the head of Property Services. Property have one member of staff responsible for maintenance and repairs that covers the whole of the borough including schools and community centres. New members of staff are being recruited. TD now has a more detailed understanding of the BIDs. TD wants to meet regularly – JH will send all the BID proposal documents. The outstanding issues are Ion Path and landscaping maintenance near Thomas Truck. Property will speak with Mark Brazil who is head of Streetscene if that can be included in their maintenance schedule. HS – they need to communicate with businesses as nobody replies. • Fly tipping has been removed now. • HS has spoken to Rula regarding the pond areas. HS is unsure who owns the pond near Tiger Trailers. PL thinks it is Rula. These ponds will be maintained by Rula who are currently doing a good job. The minutes and actions from the previous meeting were approved as a true and accurate record.	ACTION – AG to share the brief for Onetek with the board. ACTION – JH and HS to speak with Skills Bootcamp regarding funding for training. JH will speak with Pat Jackson – SL & HS will speak with Fiona. ACTION – SL to look at future AI workshops.
Accounts	JH went through the finance report for the quarter. There is an annual budget and committed expenditure, along with items that have been spent and the budget remaining. The BID is operating within budget. 90% income has been drawn down by CWAC. The surplus will carry on to the next BID. Looking for opportunities of additional income through devolution. PL – asked about the forecast and actual income figures. JH – CWAC issue the BID levy invoices in April. In April CWAC issue us with 2 POs. In April, 50% of the income is drawn down irrespective if it has been collected. Winsford is in the 90% collection mark at 92.4%. In September, 40% gets paid over. At the end of the year, CWAC reconcile and pay the remaining depending on what has been collected. Over 20 years, the collection rate has always been above 90%. PL – do they give regular updates on the collection rate? JH – yes.	

	JM – does the information of who hasn't paid get provided? JH – yes it does and the debtors list is chased by CWAC. SS – what was the forecast income for BID 5? – JH - £147,112 from the BID levy in year 1. Estimated surplus of £30k. First year income of £187,112 (or £177,112 including the surplus + BID levy only). SS – would like to see what the BID levy income is this year without surplus included. Currently the BID levy this year from the 50% and 40% is £105k. There is £18.5k of debt which stems back to 2020. Most of them are absent landlords. There were no further questions on the accounts.	
BID Project Update	<u>Security</u> Still an issue on Road Five. Vehicles are parking on Road Three on the double yellow lines. PL has witnessed a lorry driver urinating on the footpath. Jack's is hiring out yard space to IAA which may help with congestion. Wettenhall – travellers have purchased green belt land. JH will speak with Gemma regarding this. Article 4 direction can be implemented on economic sites. Would look to introduce Article 4 direction on key employment sites in the Borough. Currently a lot of the policies are determined by Whitehall – with devolution this may come locally instead. Permitted Development rights are when it is not changing externally. Office use is now no longer protected. CWAC have done some work on Article 4. HS will be hosting a Teams meeting regarding Christmas security. <u>Green and Clean</u> HS has spoken to Rula regarding the land by Gregory's. Rula asked if the BID would like to develop the area. The BID does not have the funds to purchase the land. Rula will look to bring it up to an acceptable standard. HS has been reporting potholes on Road Four for the past 2 years. GW – the pothole criteria is depth and size, as well as the type of road. GW advised HS to escalate from the portal to a complaint now with reference numbers and photos. There is also the evidence and audit to show it has been going on for a long time. <u>Connected Business Community</u> HS has sent out information to businesses.	ACTION: JH will speak with Gemma regarding planning permissions. ACTION: HS will speak with Matthew Pochin regarding who owns the Schoeller Allibert building. ACTION: HS will log the potholes as a formal complaint.

	HS has delivered the Proposal Document for BID 5 to all businesses. 125 delegates have been trained since 1st April 2025 with a cost saving to businesses of over £34k. There were no questions on the report.	ACTION: HS to speak to Reflec regarding a good news story.
BID 5	JH provided a brief update on BID 5. The Proposal Documents have been handed out to businesses and the first batch of ballot papers have been sent back to UK Engage. The BID Team will continue with engagement via email and in person to encourage businesses to return their ballot papers and monitor any missing papers that have got lost in the mail.	
AOB	CWAC are stopping the funding for the toilet. JH – can PL get costs for a new toilet contract? Lorry drivers are dumping bags of bodily waste in the bushes nearby. SS - can a camera and signs be put up? There are now amenities on the site (McDonalds and BP) which are 24/7 so there is no need to pay for a toilet. The board are happy for the toilet to be let go due to the opening of the service station. PL – has done some investigation in to the gulls. The gulls will be gathering as there is a food source somewhere nearby. There are no gulls at present – will check again in the spring. PL thanked all for attending and closed the meeting.	ACTION: PL will get feedback from the maintenance team. ACTION: HS to look at potential signage if there is an ongoing issue with waste bags, directing lorry drivers to the service station, and to also put up signs regarding CCTV.

Date of next meeting: Friday 13th February 2025.