

THE

Kimpton Industrial Park

BID



INTRODUCTION

The Kimpton Industrial Park Proprietors Association (KIPPA) has consulted the businesses on the estate and found a large amount of support for the proposal to create a Business Improvement District (BID) for the estate

For the past 4 years KIPPA has been funded by voluntary contributions from some of the businesses on the estate and during the last year a grant from the London Development Agency (LDA) via SOLOMAN (The Society of London Manufacturers) to support the work on the Estates Excellence South London Programme.

The number of companies supporting KIPPA financially has grown since its inception as has its achievements. It is sensible for this activity to be formalised, its activities to be expanded to deal with the matters which are concerning those people on the estate and for the costs of that to be borne by all those enjoying them.

With the impact of all the new developments on the infrastructure and access onto the estate, it is important that businesses have an input into the proposed changes that affect them.



Much still needs to be done

Because all the new development of the estate is likely to take a few more years to complete, the KIPPA committee proposes that the Kimpton Industrial Park becomes a Business Improvement District (BID).

If approved by ballot this will guarantee a secure income for 5 years from 1 April 2009. Under a BID everyone will contribute their fair share and the levy will enable KIPPA to represent the businesses and carry out an improvement programme.



ACHIEVEMENTS

Opening of Kimpton Road

During the past 2 years the Kimpton Road has gone from completely closed to partial opening, following the organisation of the petition by KIPPA and attendance at the planning meeting where the issue was discussed. After further lobbying and attending another planning meeting it is now to be opened all the time for a 6-month trial period.





Extending the trial period and creating new exits

KIPPA will challenge the trial period as we wish to make this a permanent feature.

It has also been agreed to create 2 exit lanes out of the estate on the Kimpton Park Way onto the A217. This should be completed by late summer next year.

Furthermore, KIPPA represents the views of the businesses at the Kimpton Liaison Meeting and feeds back information on the developments to the estate.



WHAT IS A BID

BID stands for Business Improvement District

A BID is a designated area within which all businesses have agreed, following a ballot, to pay a BID levy for improvements to the infrastructure and services in that area, in addition to the business rates.

The Kimpton Industrial Park BID area is shown on the map to the right.

It is proposed that the BID will commence on 1 April 2009 and run for 5 years after which we have the opportunity of extending it for a further period following another BID consultation process.





BID PROPOSAL

To stay competitive we need to improve and maintain our business environment. The proposal recommends improvements in the following areas:

Access

In particular:

with existing system

Security

- Continue to lobby for better access on and off the estate

- Attendance at the Kimpton Liaison Meetings

CCTV

- Establish off peak security patrols

- Internal estate signage

Representation

Communication

- Install more CCTV cameras and link up

- Waste control and recycling

Signage

Green Projects



BID LEVY

This is the amount paid by each business towards the BID improvement plan set out in the proposal

The BID levy is based on rateable value.

There will be 6 bands of rateable values with a minimum contribution levy of £320 per annum up to a maximum of £3,000 per annum. There will be an inflationary increase figure of 2% applied each year which applies to the annual BID Levy and not the rateable values.

This will raise around £40,000 per annum and will help us to secure a £15,000 grant from the LDA towards the installation of more CCTV cameras on the estate.

The BID levy will be due on 1st April each year, payable in full in advance or on a quarterly

basis and will be collected by the London Borough of Sutton (LBS) on behalf of the BID company.

The levy income will be put into a ring-fenced BID Revenue Account. These funds will then be regularly transferred to the BID Company.

No VAT will be charged to the businesses.



SIX BANDS OF RATEABLE VALUE

Find out what your BID levy will be



The BID levy is payable for every separately rated building (called a hereditament).

The committee will also try to seek grants from the LDA for suitable projects.

There will be exemptions for certain new property developments until they are first occupied. Exemptions are set out in the full BID proposal.

Rateable Value:	BID Levy per annum:
Up to £20,000	£320
£20,001 to £35,000	£500
£35,001 to £70,000	£800
£70,001 to £100,000	£1,200
£100,001 to £170,000	£2,000
Over £170,000	£3,000



EXPENDITURE

A five year budget, but money will only be spent after consultation with businesses

The projected income for the 5 year BID period is £200,000 plus £15,000 grant from the LDA. It is proposed to spend this as follows:

- **Improvements in estate security** **38%**
- **BID and Estate Coordinator** **37%**
- **Small Projects** **15%**
- **Contingency** **10%**

This may be varied within the authorised categories after due consultation with businesses if new priorities arise. Additional BID levy income from occupied new property developments will finance additional expenditure or reduce the level of charges for all BID levy payers.





MANAGING THE BID

A separate BID company will be formed to administer the BID

The BID company will exist purely to administer the BID and carry out the BID projects.

Unless the BID is renewed the company will cease to trade at the end of the 5 year BID period. The current KIPPA committee will initially make up the board and members will continue to be consulted regarding the BID projects.



Annual budgets will be prepared and there will be a range of output measures of which some are from those listed in the detailed BID proposal on the website.

Monitoring will be by committee members including members of LBS and SOLOMAN.



YOUR VOTE COUNTS

The estate businesses have the opportunity to vote in a formal ballot

It is a legal requirement that the ballot will be administered by LBS and will be confidential.

All defined ratepayers will be entitled to one vote per entry on the rating list. This means that some businesses can have more than one vote.

It will be possible to appoint a proxy to vote on your behalf, for details see the SOLOMAN website: www.soloman.co.uk/BID

Steps in the ballot process:

- Sutton Council will issue a Notice of Ballot before Christmas
- Sutton Council will send out ballot papers on 7 January 2009
- Close of ballot 5pm on 4 February 2009



A YES VOTE

To establish a BID the ballot will need to satisfy two tests



We will need

- A majority in numbers of those voting.
- A majority in rateable value of those voting.

The ballot result will be announced on the evening of 4 February 2009 and publicised on the SOLOMAN website the following day:

www.soloman.co.uk/BID

or on the London Borough of Sutton website:

www.sutton.co.uk



CONSULTATION

We have consulted businesses in a number of ways and will continue to do so

- **A committee meeting in August 2007 voted unanimously in favour of a BID process.**
- **In August 2007 LBS committed to support the BID proposal.**
- **In August 2008 a closing ballot date of 4 February 2009 was agreed by the committee and LBS.**
- **In September to November 2008 the Estate Coordinator visited all businesses to consult on the BID and carry out a BID consultation questionnaire. If no one was available, BID information and the questionnaire were left to be completed.**
- **33 businesses responded with very high support for the BID.**

MORE DETAILED INFORMATION ABOUT THE BID

Go to the SOLOMAN website www.soloman.co.uk/BID
or the London Borough of Sutton website www.sutton.co.uk



The websites will give full details on all aspects of the BID including financial projections, BID projects, the BID levy rules, the operating agreement with London Borough of Sutton, BID management, monitoring

and measures and the ballot and regulations.

If you still have any questions, please email Maurice O'Connell, the Estate Coordinator:

Mauriceoconnell_5@hotmail.com

THE BiD

YOUR VOTE COUNTS!

Kimpton Industrial Park

SUPPORT THE BiD!