

Redcliffe
& Temple
BID

BUSINESS PLAN
2021-2025

**BUILDING A SUSTAINABLE
AND RESILIENT BUSINESS
COMMUNITY TOGETHER**





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FOREWORD

So much has changed since we started to develop this Business Plan. The global pandemic has shone a light on many of the challenges already facing our cities.

The climate emergency has meant much more focus on how we can reduce pollution, encourage sustainable travel and generally reduce our impact on the environment.

Many of our people are currently working from home out of necessity with businesses having had to change their working practices almost overnight. And the impact of Brexit will present further challenges for some.

But with challenges come opportunities. Many businesses have already collaborated with Bristol City Council on Bristol's ambitious One City Plan which aims to make Bristol a fair, healthy and sustainable city. Many have also provided input into the One City Economic Recovery and Renewal strategy.

COVID-19 has accelerated plans to introduce new cycle routes and to allow use of outdoor space for cafes and restaurants. Despite a move to more homeworking,

people are keen to return to offices for at least part of the week and will need to be reassured that their surroundings are clean, safe and well-managed.

Like all city centres, Bristol will continue to evolve and it will remain a critical hub for people and for businesses. The Redcliffe & Temple Business Improvement District (BID) will give us the opportunity to work together towards a tangible and effective recovery.

If you vote in favour, Redcliffe and Temple BID will be your collective voice, representing you and delivering your joint vision for the next five years. We encourage you to vote for collaboration, progress and for a future where we can all thrive and of which we can all be proud.

Jo Hawkins
BID Development Manager



REDCLIFFE & TEMPLE

A GREAT PLACE NOW WITH SO MUCH FUTURE POTENTIAL

The Redcliffe and Temple area is emerging as a commercial powerhouse for Bristol and the South West region. Here we have the organisations that have made Bristol a leader in Europe's legal, business advisory and financial services sectors. Start-ups and high growth businesses balance established companies in traditional sectors. We have innovative media, digital marketing, advertising and creative businesses. Channel 4 have chosen to locate their creative hub in Finzels Reach.

We have excellent connectivity thanks to our proximity to Temple Meads station and the M32. This is a spectacular place with historic buildings such as the magnificent St Mary Redcliffe Church and confident new architecture, regenerated waterfronts, showpiece bridges, hotels, cafes and restaurants.

However this area isn't without challenges. It is still undergoing massive transformation, new neighbourhoods are taking shape and there are plans to upgrade Temple Meads station and its surrounding area. Stitching together the old and the new areas to create a vibrant district is going to be critical.

The aim of the BID is to make the area a better place for businesses, employees, visitors and residents and for it to be known not only as a thriving commercial district – but also as an outstanding community which all are proud to be a part of. As businesses navigate a challenging future, a BID would provide the funds for improvements, management and additional services all aimed at making the area a better place for businesses, employees, visitors and residents.

This document sets out how the BID would respond to the priorities identified by local businesses with a structured and costed plan. It also includes details of the BID process and timings, explaining how businesses can participate in the BID vote.

We realise that everyone is busy, so we have prepared an Executive Summary on the following page which includes all the key points. Please contact me if you have any questions or queries.

John Hirst

Chief Executive, Destination Bristol
john.hirst@destinationbristol.co.uk, 07771 655500



EXECUTIVE SUMMARY



- The aim of the Business Improvement District (BID) is to make the Redcliffe & Temple area a better place for businesses, employees, visitors and residents. The aspiration is for it to be known not only as a thriving commercial district but also as an outstanding community.
- A ballot will take place from 18 March – 15 April 2021 to determine if the BID will be implemented. If successful at ballot the BID would run from 1 June 2021 – 31 October 2025.
- BIDs are fair in that if a majority vote in favour then all eligible businesses are required to pay irrespective of how they voted.
- In order for the proposal to be successful at ballot the result will need to meet, as a minimum, two independent criteria which are:
 - a) those voting in favour must exceed those voting against, and
 - b) the total rateable value of those which vote in favour, must exceed the total value of those voting against.
- A successful ballot would mean that all businesses with a rateable value of £25k or over would contribute a levy of 1.5% of their rateable value each year (0.75% of rateable value for managed estates).
- It is estimated that c.£1m would be raised each year (over the term) to be invested within the BID area.
- An extensive consultation process with businesses started in 2019; it comprised individual meetings, a survey, a series of workshops, consultation webinars and monthly e-newsletter updates.
- From the consultation the following five themes emerged as the priorities:
 1. Creating & maintaining quality spaces
 2. Improving sustainability & the environment
 3. Creating & promoting a vibrant place
 4. Connecting & representing businesses
 5. Building a safe & caring community
- The BID team will deliver projects relating to the above themes while continually supporting businesses as they recover from the effects of COVID-19.
- A BID Management Board would be set up, the members would be a diverse group which would represent the different areas and business sectors within the BID area.
- The BID team would continually engage with businesses on at least a monthly basis, encouraging involvement from staff at all levels.
- All businesses will be invited to attend the BID Annual General Meeting.
- An Annual Report will be produced which will detail the BID's activities and finances and performance against the agreed KPIs.

WHAT IS A BUSINESS IMPROVEMENT DISTRICT (BID)?

It is a defined area in which business rate payers agree to pay a small levy into a fund for a fixed period of time. This levy is used to develop projects which will benefit businesses in the local area. BIDs are fair in that if a majority vote in favour then all eligible businesses are required to pay irrespective of how they voted.

All services provided by the BID must be additional to those provided as a statutory requirement by Bristol City Council.

THE BID INDUSTRY

There are over 320 BIDs in the UK which have invested more than £132m into our towns and cities. Since the start of the pandemic BIDs have been providing support and local leadership to business communities. They have an increasingly important role to play as businesses start to recover and re-build.

British BIDs is the highly respected and long established organisation focused entirely on BIDs.

 [To find out more about BIDs, please click here](#)

THE AIM OF THE BID IS TO:



Put Redcliffe and Temple on the map



Attract and retain talent



Help the area to grow and succeed



Support businesses as they recover from COVID-19



Improve our environment



Give businesses a voice



Improve health and wellbeing



Provide BID-managed funds to ensure things happen

REDCLIFFE AND TEMPLE BID AREA



The BID boundary was agreed following our extensive consultation process and input from our Advisory Group.

Two very successful BID areas are already in operation in Bristol City Centre; both delivered by Destination Bristol.

- > The Broadmead BID commenced in 2005
[For more information click here](#)
- > The Bristol City Centre BID commenced in 2017
[For more information click here](#)

“Destination Bristol has a proven track record for implementing two very successful BID areas in Bristol. I am excited to be part of this new BID which will focus on co-ordinating improvements, caring for the public realm and promoting the area – all of which will benefit my guests and my staff.”

Imran Ali
General Manager, Doubletree by Hilton,
Redcliffe Way

THE ADVISORY GROUP

Our Advisory Group members have volunteered their time to help us shape these proposals; they are mostly based in our BID area and will all benefit directly from planned improvements.



John Hirst
Chief Executive,
Destination Bristol
—
Chair



Imran Ali
General Manager,
Doubletree by Hilton
Hotel, Bristol City Centre



Hannah Baker
South West Editor of
BusinessLive & Business
Editor of Bristol Post



Jonathan Bower
Partner, Womble Bond
Dickinson



Gavin Bridge
Managing Director,
Spatia



Ray Cliff
Managing Director,
OPTIMISEDestination
Management Solutions



Chris Hays
Partner, Cushman
& Wakefield



Phil Hodgson
Associate Director,
Arup



Griff Holland
Owner, Friska



William Juckes
Partner,
Clarke Willmott



Sarah Morrison
Economic
Development Officer,
Bristol City Council



**Councillor
Steve Pearce**
Bristol City Council



Daniel Slater
Area Business Manager,
Barclays



Barry Williams
Urban Design
Director, Barton
Willmore

“I am proud to have been a key player in transforming and regenerating the Redcliffe area. We now need this BID to underpin the ongoing developments, to invest in the area and to ensure that it is clean, safe and dynamic so that all can prosper. Please join me in backing the BID!”
—
Gavin Bridge, Managing Director, Spatia

BID CONSULTATION IN NUMBERS

On 1 January 2021 there are 218 businesses within the proposed BID boundary. Since January 2019 we have engaged with all potential levy payers through face to face meetings and written communications. We have been delighted with the willingness of the businesses to participate in our extensive consultation process.

23

MONTHLY
NEWSLETTERS



11

ADVISORY GROUP
MEETINGS



12

TENANTS MEETINGS
(in multi-occupied office buildings)



189

WORKSHOP
ATTENDEES



353

FACE-TO-FACE
MEETINGS



103

SURVEY RESPONSES



7

WORKSHOPS



127

BUSINESSES
AT OUR WORKSHOPS



THE VISION FOR THE BID

A Redcliffe and Temple area that is vibrant, thriving, sustainable, inspirational and welcoming

Redcliffe and Temple BID will be shaped and owned by the businesses that it represents. In developing our plans we have listened to views of the businesses in face-to-face meetings, at our workshops and we have invited all businesses to complete online questionnaires. The many projects identified are captured in the themes opposite and discussed in more detail on the following pages.

“BIDs have played a major role in the success of Bristol city centre since the first one in Broadmead in 2005. They offer a particular flexibility and prompt response to everyday problems. The team has a proven track record and I have no doubt that they will succeed in creating vibrant, well managed places and a well-connected business community in the Redcliffe and Temple area.”

Dr John Savage CBE
Chair, Destination Bristol

BID THEMES

- 1 Creating & maintaining quality spaces
- 2 Improving sustainability & the environment
- 3 Creating & promoting a vibrant place
- 4 Connecting & representing businesses
- 5 Building a safe & caring community

THEME 1: CREATING & MAINTAINING QUALITY SPACES

A successful BID would ensure that the fast-changing Redcliffe & Temple area would be well managed, with outdoor spaces for all to enjoy. Projects would be delivered to make the area more attractive and the BID would seek additional funding to realise lasting, ambitious improvements.

During our consultation process, businesses told us:

Coronavirus has meant that usable outdoor space is now even more needed

Cleansing standards need to be raised in some areas

Bus stops and taxi ranks need to be increased

There is a lack of signage and wayfinding

The whole area would benefit from more greenery

Issues with street lighting, paving, graffiti and tagging are not being addressed

Walking and cycling routes need to be made safer

Vote YES and the BID will...

“Successful cities must be ambitious and proactive; they must be well managed and effectively promoted. This BID will encourage us all to work more closely together, improving the area for business and giving us the edge over other commercial locations.”

Chris Hays
Partner, Cushman & Wakefield, Redcliff Street

THEME 1: CREATING & MAINTAINING QUALITY SPACES

Vote YES and the BID will:

- ✓ Fund additional cleansing, to include hand sanitisation stations, street washing and the removal of graffiti
- ✓ Carry out a green audit and introduce greenery which could include trees, plants, wildflower "meadows", green walls
- ✓ Have a member of the BID team with responsibility for reporting maintenance issues (paving, street lighting, etc.) to Bristol City Council
- ✓ Work with transport operators and Bristol City Council and represent businesses on travel Forums to improve public transport, cycling and pedestrian safety
- ✓ Introduce attractive outdoor seating areas which could include table tennis tables, outdoor chess and places to work during the good weather
- ✓ Use the BID levy to attract match funding from developers and landlords in order to deliver ambitious public realm improvements and public art installations
- ✓ Work with other organisations to improve green spaces and the heritage of the area for all to enjoy (for example the emerging vision & transformation of Temple Church & Gardens, off Victoria Street)



THEME 2: IMPROVING SUSTAINABILITY & THE ENVIRONMENT

The **climate emergency** is now higher on the agenda than ever before. The BID would collaborate with businesses to help them to operate more sustainably. Working closely with the many successful and pioneering schemes already in operation in Bristol, the BID would deliver initiatives to encourage a responsible business community.

“I have been delighted to support the development of this BID as part of the Advisory Group. The BID team has a wealth of experience in delivering projects which improve business communities and their proposals include a wide range of environmental initiatives which will have a lasting and positive impact on the area.”

Barry Williams
Urban Design Director, Barton Willmore, Victoria Street

During our consultation process, businesses told us:

It can be difficult to decide which initiatives to adopt

They lack the knowledge to be as sustainable as they would like to be

Working together would have a greater impact

They lack the time and resources to introduce company policies

They would like help to address this important issue

Vote YES and the BID will...



THEME 2: IMPROVING SUSTAINABILITY & THE ENVIRONMENT

Vote YES and the BID will:

- ✓ Focus on creating a nicer outdoor environment for people to enjoy while helping businesses to reduce their environmental impact
- ✓ Fund the expertise required to help businesses become more sustainable, taking into account Bristol's One City Plan and the UN Sustainable Development Goals
- ✓ Champion successful initiatives to reduce single waste plastic (CitytoSea), and those which aim to make Bristol even more of a sustainable food city (Going for Gold)
- ✓ Introduce sustainable travel initiatives to encourage people to consider alternatives to the car; these could include free bike storage, a BID bike-hire scheme and a BID-funded bike mechanic
- ✓ Support initiatives to improve air quality (eg. Clean Air Day)
- ✓ Introduce waste consolidation and delivery consolidation schemes (saving businesses money as well as saving the planet!)
- ✓ Encourage more recycling in the public realm
- ✓ Ensure that all BID initiatives consider additional improvements to the environment (e.g. outdoor seating to include planting)



BRISTOL ONE CITY

[Click here to read Bristol's One City Plan](#)

THEME 3: CREATING & PROMOTING A VIBRANT PLACE

A successful BID would put the Redcliffe and Temple area on the map, creating an identity which would be strongly promoted. Once it is safe to do so, carefully managed events would animate the streets, giving the area a real sense of place, where staff and the whole community would be proud to work and spend time.

During our consultation process, businesses told us:

We need more cafes, restaurants and bars

We would like more events, markets and exhibitions

There is a lot of space between some buildings that could be made more attractive for us all to use

It would be good to have more services such as dry cleaners and a post box

It would be great if the BID could help us promote our business

Redcliffe and Temple needs an identity – it needs to become a place that everyone knows

Vote YES and the BID will...

“As part of the Broadmead BID management group since its inception in 2005, I have seen how the BID team transformed Broadmead into a vibrant, thriving retail destination. I am now delighted to be part of this new BID which will represent all the businesses in the BID area and deliver the ambitious projects set out in this document.”

—
William Jukes
Partner, Clarke Willmott, Bath Street

THEME 3: CREATING & PROMOTING A VIBRANT PLACE

Vote YES and the BID will:

- ✓ Work with experts to create a strong brand for the area, to be used in all marketing and communication
- ✓ Have a member of the BID team dedicated to marketing, promotion and events
- ✓ Develop a marketing strategy which would position the area as Bristol's ambitious business destination
- ✓ Promote businesses within the area, throughout Bristol and beyond, showcasing the excellent businesses located here with the aim of attracting investment
- ✓ Create a dynamic dedicated website and social media channels to optimise our marketing spend
- ✓ Deliver a programme of safely managed events which could include markets, music festivals, photographic exhibitions and food and drink festivals
- ✓ Collaborate with established Bristol events to extend them into the Redcliffe & Temple area (e.g. Harbour Festival, Bristol Light Festival)



THEME 4: CONNECTING & REPRESENTING BUSINESSES

The **BID would** give businesses a strong collective voice. It would ensure that plans relating to the area were shared and that the views of the businesses were heard. Working collaboratively, businesses would be much more powerful and have the ability to influence issues which are important to them.

“I have seen the positive improvements delivered by BIDs both in Bristol and in other towns and cities and think there are so many opportunities for the Redcliffe and Temple businesses. This BID will be focused on connecting businesses, supporting them to flourish and making the area one in which everyone is proud to work”

James Durie
Chief Executive, Bristol Chamber & West of England Initiative, Business West

During our consultation process, businesses told us:

Opportunities to link with neighbouring organisations would be beneficial

It is difficult to make a difference as a single business

They don't have any input into changes in the area

They don't know who to contact about issues that affect them

We want to be updated about future development proposals in our area including Bristol University's plans and Temple Meads station

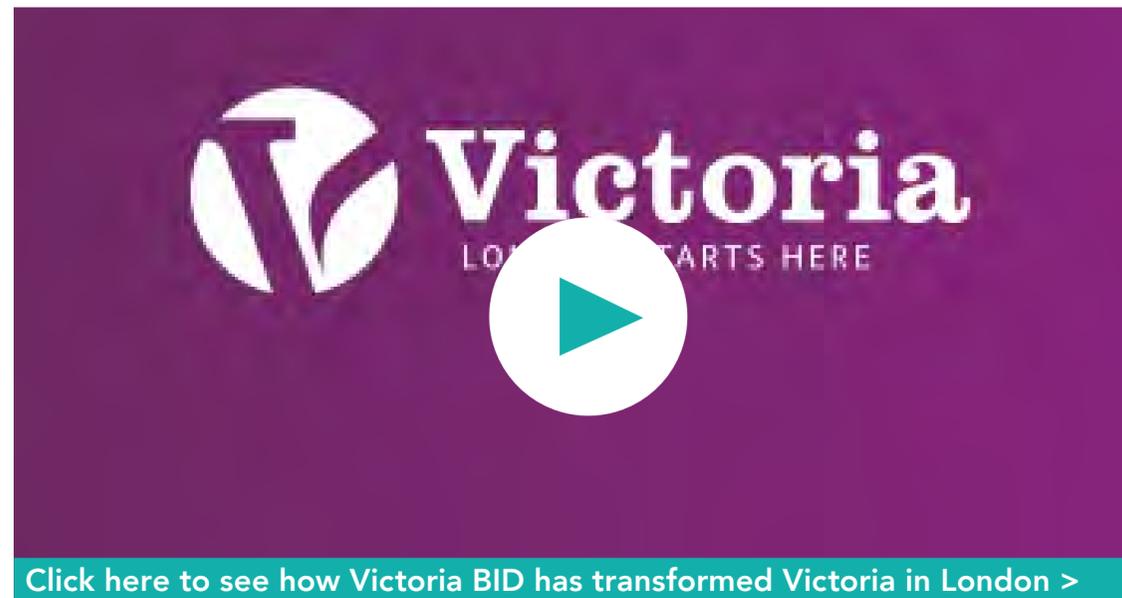
Vote YES and the BID will...



THEME 4: CONNECTING & REPRESENTING BUSINESSES

Vote YES and the BID will:

- ✓ Provide regular communication to all businesses via e-newsletters and social media
- ✓ Introduce a dedicated members area on the BID website
- ✓ Highlight plans, initiatives and developments which are proposed for the area, giving businesses the opportunity to have their say
- ✓ Have a member of the BID team dedicated to business liaison, consultation and representation
- ✓ Work with Bristol City Council, Business West, West of England Combined Authority (WECA) and Business in The Community to maximise all opportunities for levy payers
- ✓ Lobby on behalf of businesses on important issues
- ✓ Deliver networking and training events which could include talks on equality & diversity, leadership, business resilience, cybercrime, fraud, modern slavery, etc.
- ✓ Share expertise and best practice throughout the area
- ✓ Introduce a loyalty scheme to benefit both staff and local businesses



THEME 5: BUILDING A SAFE & CARING COMMUNITY

Businesses in the Redcliffe and Temple area want to improve the area for their employees but also recognise their responsibility to the wider community. The BID would deliver projects aimed at increasing staff safety and well-being as well as supporting those who need a helping hand in order to achieve their potential.

During our consultation process, businesses told us:

There seem to be more homeless people in the area

They want to support the local community

Staff satisfaction will be a priority as more people return to work in offices

There are no links with the local police officers

Staff do not always feel safe, particularly in the evenings

Anti-social behaviour issues are on the increase

Attracting and retaining staff is a key issue

Vote YES and the BID will...

"This BID offers a great opportunity to create an identity for the Redcliffe and Temple area, providing real benefits for our business and our staff. Working together we can influence how the area grows, ensure that it is well managed and that our staff benefit from collaborative projects focused on improving their working environment and well-being as well as contributing back to the community."

Jonathan Bower
Partner, Womble Bond Dickinson, Temple Back East

THEME 5: BUILDING A SAFE & CARING COMMUNITY

Vote YES and the BID will:

- ✓ Establish strong links with the local police for support on issues such as crime prevention, staff safety and security advice
- ✓ Explore the most appropriate way to support rough sleepers, signposting pastoral care and support services
- ✓ Extend the 'TAP for Bristol' initiative into the Redcliffe & Temple area – this successful scheme was introduced by the Bristol City Centre BID to encourage people to donate £3 to help solve homelessness in the city
- ✓ Introduce a programme of COVID-safe events to encourage staff to socialise and improve their work / life balance. This could include yoga classes, gardening, walking, running clubs and other activities
- ✓ Coordinate a volunteering programme, providing links with local schools, community groups, and charities that would benefit from the huge amount of talent and goodwill within your organisations
- ✓ Take an active role in Bristol's One City Plan which aims to make Bristol a fair, healthy and sustainable city
- ✓ Establish links with the Redcliffe Neighbourhood Forum and adjacent areas to collaborate on projects which would be beneficial to all
- ✓ Introduce a wellbeing and caring service, to provide a suite of services for businesses and their staff

TAP 
FOR BRISTOL

Help make Bristol the city that solves homelessness

[See a short video here >](#)



HOW WILL WE MEASURE THE BID'S SUCCESS?

To make a full evaluation of the success of the BID it will be necessary to establish a number of quarterly Key Performance Indicators (KPIs), which are quantifiable measurements and agreed to at the outset of the BID.

“First Base wholeheartedly supports the aims and ambition of the Redcliffe & Temple BID which we will be proudly backing at the ballot. As a long-term developer, we are focused on the future success of the Soapworks; supporting Bristol’s inclusive and sustainable recovery after coronavirus and the city’s economic renewal.”

Liam Ronan-Chlond
Head of Engagement, First Base
(developer of ex-Gardiner Haskins site)

The KPIs will reflect the critical success factors of each project. These will assist in determining the performance of the BID against its objective and will be used to inform future decision making.

They will be set by the BID Management Board, for each project theme, and will be reported back to the levy payers quarterly. Any issues identified will be addressed by the BID management group in conjunction with the levy payers, with the relevant action being taken accordingly.

The BID will carry out at least one full levy payer satisfaction survey each year.

All businesses will be invited to attend an Annual General Meeting each year.

The BID will seek appropriate independent accreditation before the end of 2022.

Examples of the KPIs to be agreed are listed below:

Numbers of:

- Events / marketing campaigns delivered
- Improvements to outdoor spaces
- Cleansing and maintenance issues resolved
- Greening initiatives delivered
- Safety projects implemented
- Mental health and wellbeing initiatives offered
- Environmental projects supported / initiated
- Business relationships established
- Responses to business requests
- Community projects facilitated

WHY VOTE YES FOR THE BID?

Vote YES

For a voice for the Redcliffe and Temple area, championing the needs of our businesses with local and national Government

Vote YES

For event and marketing programmes which would support our hotels, restaurants and retailers

Vote YES

For a programme of business training and networking opportunities to build a stronger Redcliffe and Temple business community

Vote YES

For cleaner streets with regular BID-funded cleaning, litter-picking and graffiti removal

Vote YES

For a well-managed attractive area where people will be proud to work

Vote YES

To be kept updated about and involved with proposals for the area through co-ordinated BID-led liaison

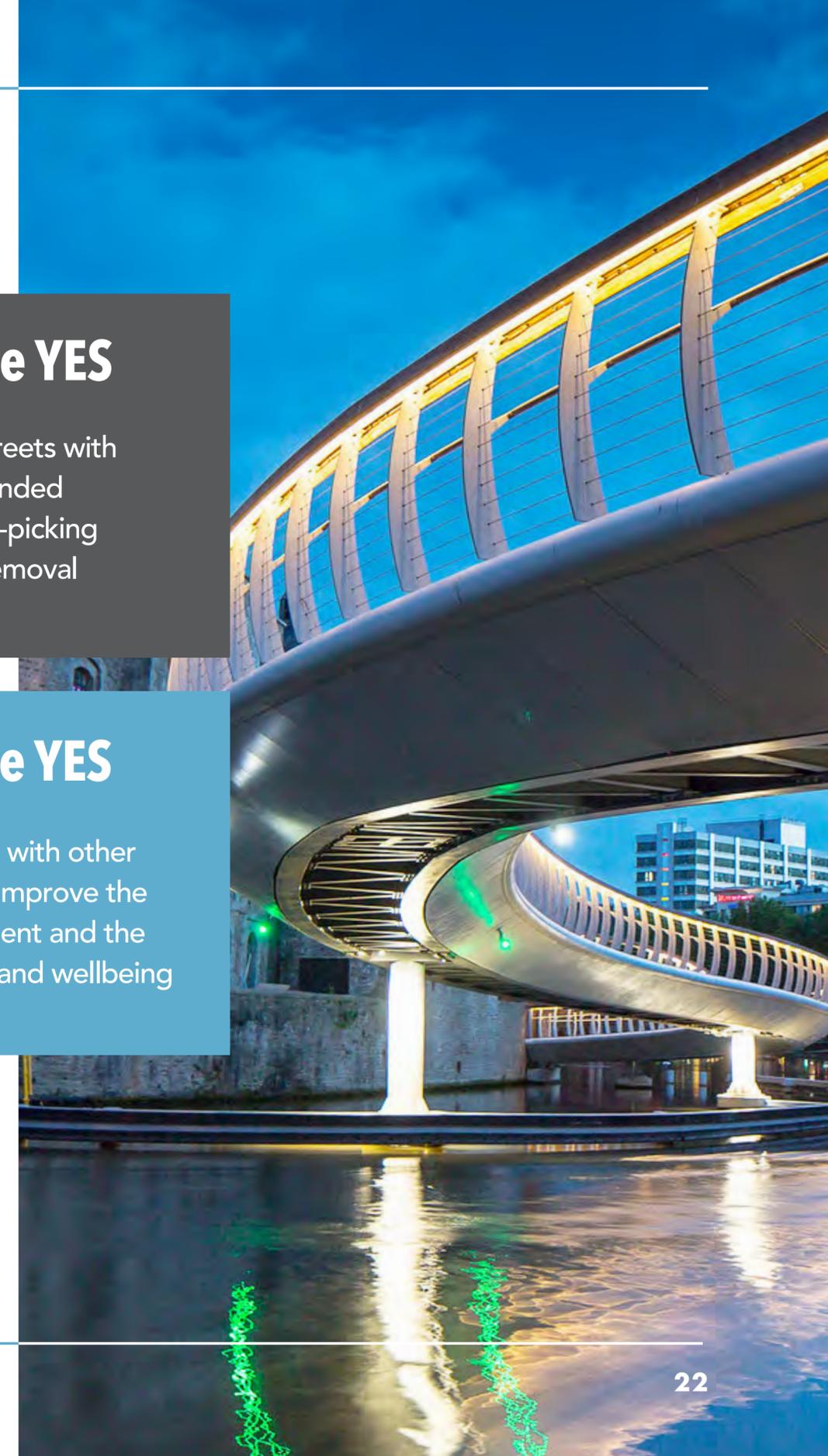
Vote YES

For improved safety and security initiatives to tackle crime and anti-social behaviour

Vote YES

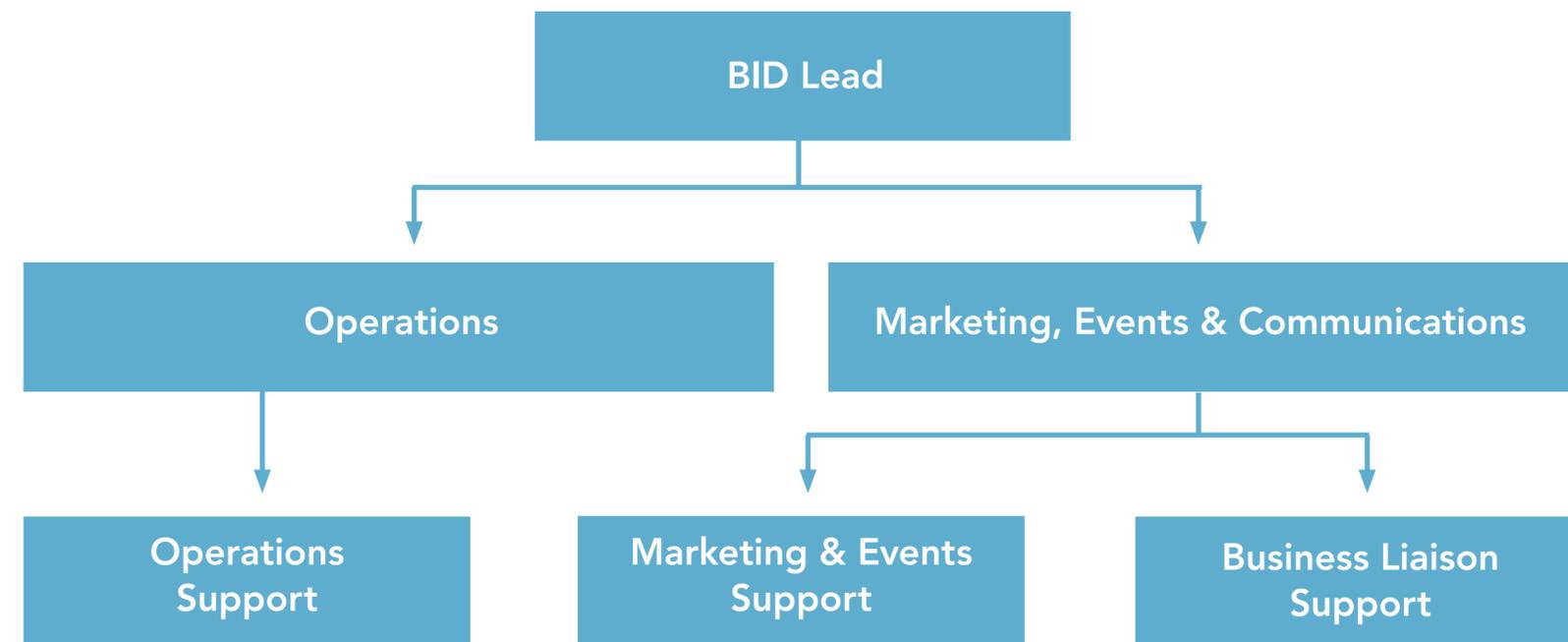
To collaborate with other businesses to improve the local environment and the mental health and wellbeing of our people

 **Vote YES for a vibrant, thriving, sustainable, inspirational and welcoming Redcliffe and Temple!**



PROPOSED BID DELIVERY TEAM 2021-2025

Below is a typical structure for a new BID. If successful at ballot, we will review this structure to take into account the effects of COVID-19. The aim will be to ensure that we maximise existing resources in the Broadmead and Bristol City Centre BIDs to provide best value for money for levy payers, e.g. for cleaning services. This will be discussed and approved with the BID Management Board in advance.



- Finance, accounts and HR support will be provided by Business West.
- Specialist support will be bought in from third parties as appropriate; this could relate to sustainable initiatives, additional street cleaning and police support and public realm specialists.

“We are excited about the benefits the BID will bring to the area, from improved safety to making it a better place for our staff. For smaller business like ours, having the BID to support and represent us will be invaluable”

Anna Ball
Client Services Director, Village Design,
Thomas Lane

BID GOVERNANCE AND MANAGEMENT

GOVERNANCE

Destination Bristol* is the Proposer of this Business Improvement District and will be the BID Body which will administer the BID. Following a successful ballot, applications to be part of a diverse and inclusive BID Management Board will be invited from the businesses; the BID Board will report into Destination Bristol's Board similar to the Broadmead and Bristol City Centre BIDs.

Members of the BID Board will represent the different sectors within the BID area. Bristol City Council will have formal representation as the provider of statutory services within the area.

An election process for BID Board members will take place at the start of the BID and then be reviewed after 3 years at an AGM. The Board may co-opt people from time to time to administer certain projects, until seeking agreement at the next AGM.

The BID Board will meet on a quarterly basis and will oversee the strategic direction and monitoring of the BID. The Board will ensure the BID operates professionally and effectively at all times and in the best possible interests of all levy payers.

Provided that the BID is meeting its overall objectives, the Board shall have the ability to vary service delivery and expenditure allocation according to the changing demands of businesses.

If an alteration ballot is required to significantly change the direction of the BID, this will be dealt with using the criteria set out in the BID legislation.

Notification of the intention to hold a ballot was sent to the Secretary of State on 30 September 2020.

MANAGEMENT

The BID management team will develop and manage the projects identified within the business plan and report on progress to the BID Board. The BID team will communicate with the BID levy payers by personal visits, regular meetings, networking, e-news and social media. Representatives from businesses will be encouraged to join Working Groups to influence BID projects and ensure that they reflect their requirements.

A draft operating agreement between Bristol City Council and Redcliffe and Temple BID which lays out the contractual agreements for the collection of the levy will be available at www.redcliffeandtemplebid.co.uk from 1 March 2021.

*Destination Bristol is the Proposer of the Redcliffe and Temple BID. It has been in operation for over 20 years, established initially as a Destination Management Organisation (DMO), and since 2005 it has also delivered successful BIDs in central Bristol. (Destination Bristol is also the BID Body for the Broadmead BID established in 2005 and the Bristol City Centre BID established in 2017).

Discussions are at an advanced stage to create a new regional DMO which would include Bristol, Bath, North Somerset and South Gloucestershire, planned to commence on 1 April 2021. The name of the company would become VisitWest. There would be no other changes in respect of the BIDs which are currently operated by Destination Bristol.

FINANCE

Annual income	2021*	2021/22	2022/23	2023/24	2024/25
Levy at 1.5%	310,880	856,690	975,530	1,070,530	1,094,280

Annual Expenditure	2021	2021/22	2022/3	2023/24	2024/25
	£	£	£	£	£
BID THEMES:					
1. Creating & maintaining quality spaces	47,660	163,510	189,470	228,600	233,790
2. Improving sustainability & the environment	23,830	81,760	94,730	114,300	116,900
3. Creating & promoting a vibrant place	42,560	146,000	169,170	204,110	208,740
4. Connecting & representing businesses	20,430	70,080	81,200	97,970	100,200
5. Building a safe & caring community	35,750	122,640	142,100	171,450	175,340
Management and overheads	46,630	145,630	165,840	182,000	186,030
Contingency	15,540	42,830	48,780	53,530	54,710
BID levy collection fee	12,800	18,570	18,570	18,570	18,570
Project set up cost repayment	65,670	65,670	65,670	—	—
TOTAL	310,870	856,690	975,530	1,070,530	1,094,280

*1 June – 31 October 2021

- This is an indicative annual budget based on average estimated levy income over the period of the BID term.
- The initiatives outlined in this document will be prioritised by the BID Management Board and delivered over the BID term.
- A levy collection rate of 90% has been assumed for 2021 and 2021/ 2022 to take account of likely future trends; a levy collection rate of 95% has been assumed for the subsequent years.
- Figures are estimates based on developments ear-marked for, or currently under construction. If anything changes regarding the expected developments, the budget will be revised accordingly.
- A contingency of 5% has been allowed to permit flexibility.
- No inflationary increase will be applied to the BID levy throughout the BID term.
- The BID accounts will be available to all levy payers. An annual report and AGM will provide information to businesses on the activities of the BID, including finances.

HOW MUCH WILL I PAY?

A levy of 1.5%* means that the indicative cost to a business would be:

Rateable value	Annual levy	Weekly cost
£25,000	£375	£7.21
£50,000	£750	£14.42
£100,000	£1,500	£28.84
£500,000	£7,500	£144.23
£1,000,000	£15,000	£288.46
£2,000,000	£20,000**	£384.62

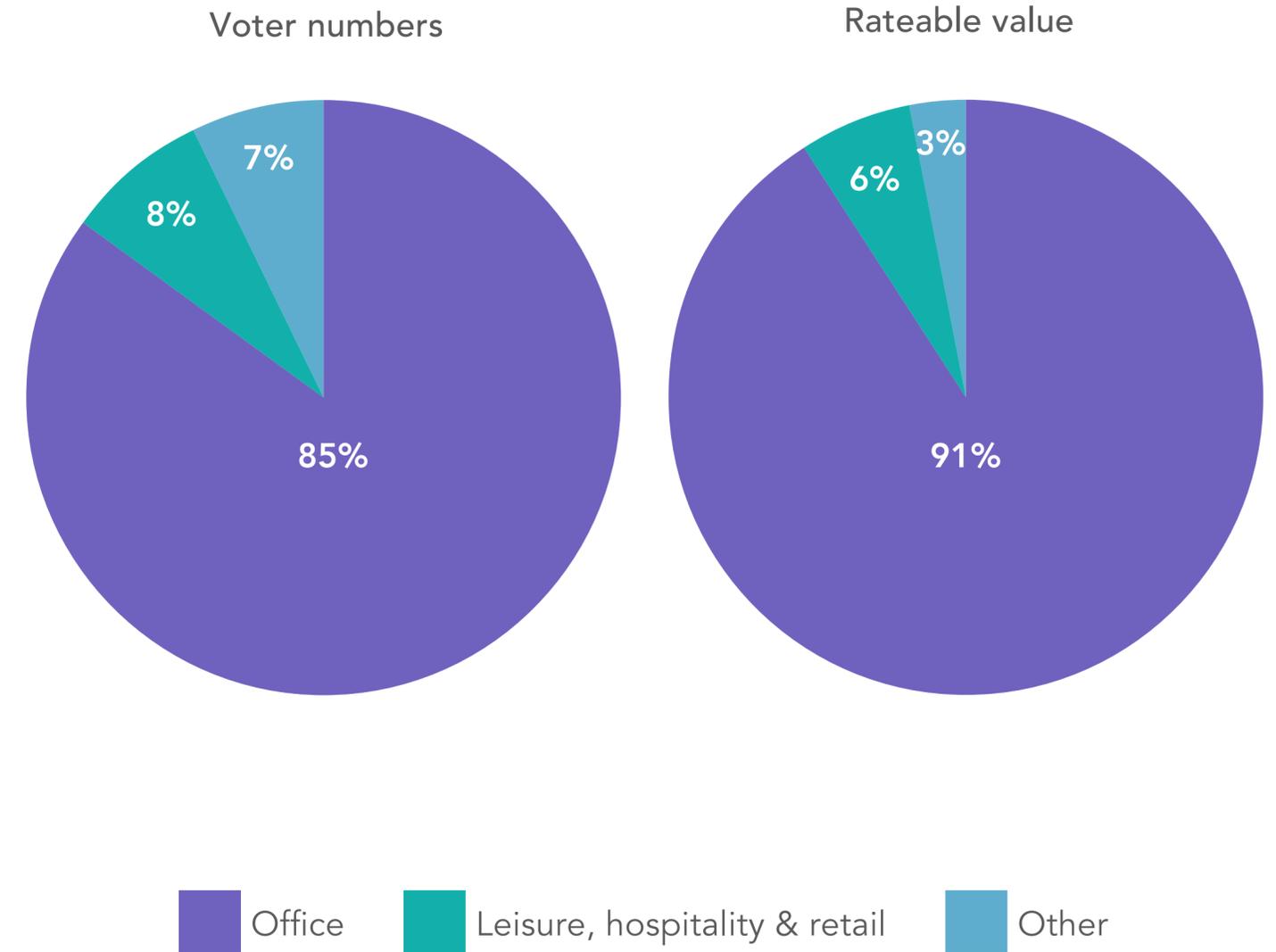
*Businesses which are part of a managed estate would pay 0.75 of rateable value – see point 14 on page 29.

**There would be a cap on the annual levy set at £20,000 for any hereditament (a single unit of property with a rateable value).

- Annual financial accounts will be independently audited and available for all levy payers.
- An annual financial statement will be included with all levy bills and will be published on our website.

SECTOR SPLITS

An approximate breakdown by sector of those contributing to the BID.



HOW DO I VOTE?

Civica Election Services Ltd will carry out the ballot. They will send a ballot paper by post to those responsible for voting for each property on 18 March 2021.

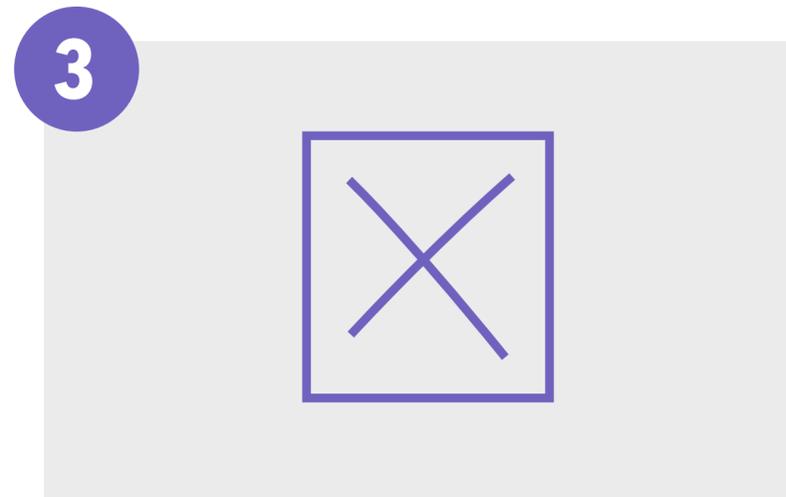
- Each relevant hereditament will be entitled to one vote in a 28 day postal ballot which will commence on Thursday 18 March 2021, and close at 5pm on Thursday 15 April 2021. Ballot papers received by Civica Election Services after 5pm on that day will not be counted. The result of the ballot is due by Monday 19 April 2021, and will be posted on the Redcliffe and Temple BID website.
- In order for the proposal to be successful at ballot the result will need to meet, as a minimum, two independent criteria which are:
a) those voting in favour must exceed those voting against, and
b) the total rateable value of those which vote in favour, must exceed the total value of those voting against.
- The BID team will contact all relevant businesses to establish where they would like their ballot papers to be posted; if you haven't been contacted by 15 January 2021, please email jo@redcliffeandtemplebid.co.uk – don't lose your opportunity to vote.



Ballot papers sent by post on 18 March 2021



Voter completes the required details



Voter puts cross in the voting box



Ballot paper to be returned in the pre-paid envelope by 15 April 2021

BID LEVY RULES

1. The BID levy payable for each hereditament is 1.5% of the rateable value.
2. The term of the BID will be 4 years and 5 months* commencing 1 June 2021 and ending on 31 October 2025.
*A BID term is usually 5 years and in Bristol the established process is for BIDs to commence in November. However the ballot was postponed due to the COVID-19 pandemic and Bristol City Council has agreed that the BID can start in June 2021.
3. Throughout the term of the BID, the levy will be charged on the rateable value shown for the hereditament on the 1 May iteration of the 2017 valuation list.
4. If no rateable value is shown for a hereditament on the 1 May iteration of the 2017 valuation list (i.e. if it is a new hereditament or if it previously had a zero entry), the rateable value as listed on the subsequent list will be used.
5. The person liable to pay the BID levy is the Liable Party for the non-domestic rates for the hereditament.
6. The levy is collected on a 'chargeable day' basis (i.e. the liable person for the levy payment is always the person liable for the payment on the 1st day of each billing period. The levy is payable in full, in advance.
The billing periods are:
 - 1 June 2021 - 31 October 2021
 - 1 November 2021- 31 October 2022
 - 1 November 2022 - 31 October 2023
 - 1 November 2023 - 31 October 2024
 - 1 November 2024 - 31 October 2025
7. No hereditament will pay the levy if its rateable value is less than £25,000.
8. Hereditaments where the BID levy payer is in receipt of charitable mandatory business rates relief will not be subject to the BID levy.
9. The BID levy will be payable by all hereditaments with a rateable value of £25,000 or over except for the following categories which will be exempt from the levy:
 - Advertising right & premises
 - Communication station & premises
 - Health Centre & premises
 - Day Nursery & premises
 - School & premises
 - Other ED, TNG & Cult (Other education, training and culture)
 - Surgery & premises
10. No refunds will be made and there will be no adjustments to the BID levy during the BID term for changes in rateable value except in the following circumstances:
 - Properties removed from the Valuation list, or having their rateable value reduced to zero, will be subject to the BID levy up to the next billing period.
 - New properties, or those where the rateable value is increased from zero, will be liable from the next billing period.
 - Where changes to properties cause the rateable values to be split or merged, then the BID levy will be re-calculated on the revised value(s) with effect from the next billing period.
11. In the case of an empty hereditament the person entitled to occupy will be liable for the BID levy with no void period and will be entitled to vote. There will be no changes to the BID liability in the billing period i.e. the person liable for business rates at the start of each billing period will be the BID levy payer for the entire BID billing period.
12. A cap on the annual levy payable for any single hereditament is set at £20,000.

BID LEVY RULES

13. The following streets are included within the BID boundary; hereditaments on these streets which are located within the BID boundary (see page 7) are subject to the BID levy. Hereditaments built on any new streets within the BID boundary will also be subject to the BID levy from the next billing period (unless they are exempt due to their category – see point 9 above):

- Anvil Street
- Avon Street
- Bath Street
- Bridge Quay
- Broad Plain
- Canynge Street
- Castle Street
- Cheese Lane
- Church Lane
- Counterslip
- East Tucker Street
- Ferry Street
- Friary
- Glass Wharf
- Grimes Lane
- Guinea Street
- Hawkins Lane
- Isambard Walk
- Jacob Street
- Jubilee Place
- Little Thomas Lane
- Marybush Lane
- Mitchell Court
- Mitchell Lane
- Narrow Plain
- New Kingsley Road
- New Thomas Street
- Old Bread Street
- Passage Street
- Phippen Street
- Portwall Lane
- Portwall Lane East
- Prewett Street
- Providence Place
- Pump Lane
- Queen Street
- Redcliffe Backs
- Redcliff Quay
- Redcliff/e Street
- Redcliff Hill
- Redcliffe Mead Lane
- Redcliffe Parade
- Redcliffe Parade East
- Redcliffe Parade West
- Redcliffe Way
- Rivergate
- Rope Walk
- Russ Street
- Sles Lane
- Straight Street
- St Thomas Street
- Temple Back
- Temple Back East
- Temple Gate
- Temple Quay
- Temple Rose Street
- Temple Street
- Temple Way
- The Circus
- The Square
- Thomas Lane
- Three Queens Lane
- Tower Hill
- Unity Street
- Victoria Street
- Water Lane

14. Businesses on managed estates which pay a service charge to cover the provision of services relating to an outdoor managed area will be entitled to a discount and will pay a BID levy of 0.75% of the rateable value.

As at January 2021 this includes the businesses which are part of a managed estate on the following streets:

Temple Quay

- Friary
- Glass Wharf
- Rivergate
- Temple Back East
- Temple Quay
- The Square

Finzels Reach

- Counterslip
- East Tucker Street
- Grimes Lane
- Hawkins Lane
- Old Temple Street

BRISTOL CITY COUNCIL BASELINE STATEMENT

This baseline statement of existing services provided by Bristol City Council in the Redcliffe & Temple area is as at January 2021. It will be reviewed on a regular basis with the BID.

POLICY DEVELOPMENT

- Lead on the development of strategic policies e.g. planning, transport, urban design, resilience, energy, licensing, digital connectivity, public health, community safety.

TRANSPORT AND ACCESS

- Maintain adopted public highway – including roads, pavements and cycle lanes.
- Manage the network to secure expeditious movement of traffic and to reduce/prevent road casualties/improve air quality.
- Highway inspections in accordance with the Council’s inspection policy and hierarchy identifying safety defects and arranging their repair.
- Undertake maintenance projects in accordance with the asset management principals.
- Maintain/service all street lights on adopted public highway.

- Licences for skips, scaffolding, utility works etc.
- Enforcement of obstructions on the highway e.g. A boards, tables/chairs.
- Manage on street parking.
- Bus shelter maintenance.
- Bus service allocation and bus stops, and taxi ranks.
- Manage and maintain Legible City signage/information provision.
- Manage the Urban Traffic Management System.

WASTE, STREETSCENE, PARKS & GREEN SPACES

- Cleansing and litter bin emptying on the public highway is carried out on a regular basis by Bristol Waste Company (BWC) on behalf of the Council.
- BWC shall implement and maintain a cleansing regime for the BID area to aim for an A Class Standard as set out in the Code of Practice on Litter & Refuse.
- Offensive or racist graffiti will be removed within 8 hours of the BWC being notified of it. Other graffiti will be removed if reported.
- Where graffiti is on private property, the provision of a signed indemnity form from the property owner is preferable and the graffiti will be removed. A charge may be made by BWC.
- BWC can provide a service to apply Anti-Graffiti Coating to exposed areas on private property and frequently subject to graffiti for an additional cost.
- Where scaffolding or specialised

- equipment is required then BWC and the Council shall agree a timeframe for the relevant graffiti removal and costs will need to be covered by the property owner, or BWC can provide for an additional cost.
- Fly-tipped material on the public highway and on Council land is cleared within 48 hours by BWC, following the process of evidence gathering and notifying the Council.
- Remove dead animals from the highway within one working day of them being reported.
- Litter/waste enforcement – commercial and residential.
- The Operating Hours for the services shall be from 06.00 to 20.00 Monday to Friday and 05:00 to 18:00 Saturday and Sunday.
- Animal welfare, including dog wardens.
- Manage and maintain park, green spaces and horticultural features within public areas.

BRISTOL CITY COUNCIL BASELINE STATEMENT CONTINUED

CULTURE

- Deliver/commission major events
- Operate Site Permissions procedure to enable events.

PROPERTY

- Asset management and maintenance of Council owned properties/sites.

COMMUNITY SAFETY

- Monitor and maintain CCTV and related communication systems in public areas.
- Manage the civil contingencies procedure and promote business continuity in order to respond to emergency incidents.
- Streetwise – support and enforcement against individuals involved in aggressive begging and street drinking.
- Commission preventing homelessness services.
- Emergency services provided by Avon & Somerset Police, NHS and Avon Fire & Rescue.

HEALTH & WELLBEING

- Commission substance misuse treatment services and integrated sexual health services.
- Promotion of health initiatives e.g. Thrive at Work, Bristol Eating Better, Sugar Smart, Tackling Physical Inactivity, Safer City
- Provision of health intelligence
- Health Protection, including Covid-19 Outbreak Management Plan
- Support policy development

ECONOMY

- Promotion of the city for business investment, as part of Invest in Bristol & Bath.
- Assistance with property searches for those looking to invest and liaison with property owners/agents looking to bring space back into use (business and residential).
- Strategic business engagement.
- Provision of economic intelligence.

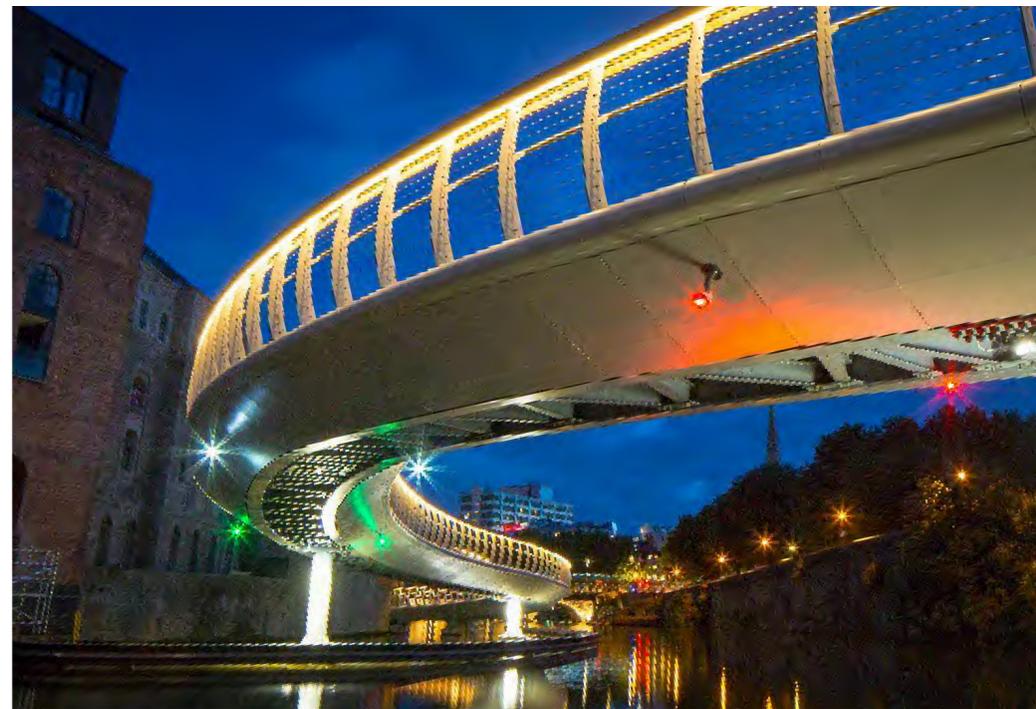
- Coordination/management of physical development and infrastructure projects.
- Promotion of digital connectivity.
- Work with businesses to identify skills gaps and to provide employment support services, including organised Jobs Fairs, work placements, job coaches and customised pre-employment training courses
- Provision of advice and support to establish apprenticeships and traineeships, and links to education and training providers.

REGULATIONS

- Building control and planning applications (including pre-applications service).
- Collection of Business Rates, BID levies, administration of reliefs and exemptions.
- Licensing and regulation of licensed premises - public houses/restaurants

- etc. where the sale of alcohol or regulated entertainment takes place.
- Licensing of late night (after 11pm) food providers.
- Street trading consents and market permissions.
- Licensing of taxis.
- Pollution matters which include noise (industrial and commercial noise/licensed premises), air and land pollution.
- Consumer protection including product safety, fair trading, weights and measures, counterfeiting, food standards, underage sales of alcohol and tobacco.
- Health and safety at work and food safety. Carry out inspections in terms of food safety compliance (targeted at high risk businesses).
- Licensing of large Houses in Multiple Occupation in the private rented sector.
- Ensuring private rented sector accommodation meets minimum housing standards.

VOTE YES TO MAXIMISE THE POTENTIAL OF REDCLIFFE AND TEMPLE!



BID TEAM AND MORE INFORMATION



JO HAWKINS

Redcliffe and Temple BID Development Manager

Jo has worked for Destination Bristol for 20 years and until taking up this new challenge managed the Broadmead BID since its inception in 2005. The last Broadmead BID ballot in September 2018 received the strongest mandate from businesses with 73% voting in favour.

—
jo@redcliffeandtemplebid.co.uk



TOM SWITHINBANK

Redcliffe and Temple BID Development Executive

Tom is passionate about Bristol and is keen to work towards delivering a BID which will further enhance this exciting business area.

—
tom@redcliffeandtemplebid.co.uk

Call us: 0117 946 2215 • **Write to us:** Redcliffe & Temple BID, Destination Bristol, 53 Queen Square, Bristol BS1 4LH

Visit: www.redcliffeandtemplebid.co.uk • **Follow us:**  @RedAndTempleBID  Redcliffe and Temple BID



**Redcliffe
& Temple
BID**

January 2021