

ST
Peters
QUARTER
DERBY

**Business
Improvement
District**

2022–2027

BID Proposal & Business Plan



www.stpetersquarter.co.uk

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1. Foreword

St Peters Quarter Business Improvement District (BID) Proposal and Business Plan 2022 – 2027

Message from the Chair, Helen Wathall – It is vital we continue to invest in the future of St Peters Quarter.

The events of 2020/21 are likely to have already changed your business and working practices. This Business Plan, shaped by the extensive consultation during and post lockdown with you our levy paying businesses, reflects the outcomes of those conversations and the priorities you have identified for St Peters Quarter.

For the past 10 years, St Peters Quarter BID has contributed to the growth and transformation of the area and its identity is now established and recognised. Our focus for the third term will be to build on this work so that St Peters Quarter is considered to be the 'Heart of Derby', a welcoming place for visitors and an attractive place to do business.

Even before COVID, town and city centres were facing many challenges and changes have accelerated over the last eighteen months. Derby of course has not been immune to these. However, St Peters Quarter has much to look forward to, not least because of the major developments and investment which are taking place in and around the area.

The Becketwell scheme will transform a significant part of the city centre, parts of which have lain derelict for decades, and will provide opportunities across the wider St Peters Quarter area. The proposed eastern gateway as part of the Future High Street initiative will improve one of the key entrances whilst the residential developments of Nightingale Quarter and Castleward will bring more people to the city centre.

This Business Plan is designed to enable the delivery of activities and positive change which will instil a sense of pride in visitors and businesses in St Peters Quarter. We will achieve this by working collaboratively with you the businesses and with key stakeholders. It's for this reason we can confidently commend this plan to take St Peters Quarter to the next level.

St Peters Quarter BID along with its steadfast support for our businesses is committed to making St Peters Quarter a destination in its own right, which complements the offer of Cathedral Quarter and Derbion. This Business Plan sets out our core priorities to benefit businesses for our next term.

We can only achieve this with your continued support, so I would urge all businesses to vote YES in the forthcoming ballot.

Helen Wathall
MD of G Wathall and Son Ltd
Chair of St Peters Quarter Derby Ltd

2. St Peters Quarter Derby Ltd

BID Board Members and Directors

The BID Company, St Peters Quarter Derby Ltd is a company limited by guarantee, is the body which has proposed the BID for the purposes of the BID Statutory Provisions and is responsible for the implementation of the BID plan. The membership of the board of the company is open to all business levy payers in the BID area. Membership of the company is open to all BID Levy payers, and also to Voluntary Members. The Members of the Company control the membership of the Board, through their Articles of Association and votes at General Meetings of Members.

The current members of the BID Board are as follows:

Name	Business Name
Helen Wathall (Chair of the Board)	Managing Director of G Wathall & Son Ltd
Jonathan Smale	Cabinet Member for Neighbourhoods & Streetpride
Simon Wildash	Director, Nielsen McAllister Public Relations
Carrie-Louise Holleran	General Manager at Holiday Inn Derby Riverlights
Nadine Peatfield	Derby Labour Councillor, Shadow Cabinet Sustainability & Environment
Russell Davies	Partner, Smith Partnership
Christopher Memmott	Senior Branch Manager, Nationwide Building Society
Jazzy Montague-Sayers	Health & Safety Manager, Sally Montague Hair Group

3. Executive summary

3.1. BID background

Business Improvement Districts are created by businesses and organisations which come together to collaborate on initiatives that improve the location where they trade or do business. Business Improvement Districts are driven by participating businesses who work together to draw up a business plan which is voted on and, if agreed, is then funded through a levy based on business rateable values, as well as trying to lever in additional funding where possible for investment into the delivery of projects for the benefit of businesses.

This levy is collected by Derby City Council and paid directly to the Business Improvement District company. This is a not-for-profit company set up by the businesses and is accountable to the businesses in the St Peters Quarter BID area to manage the delivery of the business improvement district business plan.

3.2. The benefits of the St Peters Quarter Business Improvement District

Since early March 2020, the country has had to deal with the impact of COVID-19. With the economic uncertainty and the dynamic change of the commercial world impacting on the way we live and work, the need for businesses to work together for a better future has never been greater.

Even before the onset of the COVID pandemic, St Peters Quarter was already experiencing the challenges faced by other towns and cities. There is a need for St Peters Quarter to redefine itself as a distinct part of Derby city centre. Over the past few months these trends have accelerated and heightened the need to work together with Derbion and the Cathedral Quarter to shape the future of the city centre as a whole.

The BID has worked closely with key partners and stakeholders in the city to represent the interests of levy-paying businesses, influence key decisions and to encourage investment and development which improves St Peters Quarter both now and into the future. The BID attends key city forums such as the Derby Economic Recovery Taskforce, Economic Development Advisory Committee, City Centre Master-planning and City Centre Summit to name a few, ensuring the view of businesses are foremost in discussions and driving improvements. The BID has also been instrumental in helping to attract additional funding to the area, whether for projects and activities for the benefit of businesses or for future development, as with the successful application alongside partners to the Future High Street Fund.

The advent of COVID and the changing way in which people view and use city centres, presents many opportunities and a BID is ideally placed to be able to take advantage of these for the benefit of businesses and organisations across all sectors. This new BID Proposal and Business Plan has a clear vision for St Peters Quarter to build on its unique strengths, enable businesses to share in the promotion and celebration of Derby City Centre's assets and to attract new businesses to the city to increase its overall attractiveness as a great place to live, work and do business.

The benefits of a BID do not just come from the ability to deliver projects and services from a guaranteed budget but from the collective influence of the businesses in the BID area. It will have the ability to influence key issues which impact upon the operation and success of our businesses such as promotion of the city centre, crime and safety issues and attractiveness of the city centre for our clients, customers and everyone who lives and works here.

The collective voice of businesses working together also translates into productive relationships and outcomes, and when working with other organisations and public bodies, the ability to influence more strategic issues such as the redevelopment of the city centre.

The plan has been developed to ensure that it:

- is balanced to cover all business sectors
- builds on the success to date
- clearly defines the role of the BID
- seeks to create and take advantage of new opportunities
- has focussed activity but remains relevant for the next five years
- has deliverable and achievable objectives

It takes account of the changes which have occurred over the last five years and clearly lays out a business-led programme of investment to tackle issues identified by businesses, with the aim of creating a positive and more profitable trading environment to potentially benefit all business sectors.

3.3. Finance

This levy will be collected on behalf of the Business Improvement District (BID) by the 'Billing Authority' Derby City Council which has responsibility for the public administration and collection of business rates of the area covered by the BID. The levy will then be paid directly to the BID Company in its entirety. This charge is payable by non-domestic rate payers in the defined BID area, regardless of whether or not they voted in the BID ballot, or how they actually voted. It is collected by the 'Billing Authority' in much the same way as business rates.

The budgeted income over the five-year period of the BID is planned to be in the order of £1 million. The yearly income will be made up of some £185,000 from the levy revenues with the aim of raising additional revenue from voluntary private and public sector contributions.

The BID Company for St Peters Quarter is a not-for-profit company, directed and controlled by nominated business people who manage the business improvement district business plan and are directly accountable to the businesses trading in St Peters Quarter.

The manner in which the BID Levy charge is calculated is defined in Section 15.

3.4. The Area

The St Peters Quarter Business Improvement District covers the streets from Riverlights and the Bus Station in the east to Green Lane, Becketwell and Macklin Street in the west. It runs along the boundary of the Cathedral Quarter BID in the north and stretches down to the Spot and part of London Rd and to the junction of Osmaston Rd with Bradshaw Way in the south.

3.5. The Vision

Through a business-led programme our vision is:

To put St Peters Quarter at the heart of Derby, creating an area which is welcoming, celebrated and supportive to businesses and visitors alike.

3.6. Strategic objectives and activities

The BID investment programme will be delivered through the three key strategic objectives and their related activities:

Objective 1: Welcoming

Provide a vibrant, safe and positive experience for visitors and workers in St Peters Quarter.

Objective 2: Celebrating

Promote and celebrate all the great businesses, leisure and heritage, to increase positive perceptions, loyalty and pride in St Peters Quarter.

Objective 3: Supporting

Represent the interests of businesses and support and encourage their growth, development and investment in St Peters Quarter.

3.7. BID term

Subject to a successful vote in December 2021, the new BID will start on 1st April 2022 and operate until 31st March 2027.

4. How a BID works

4.1. Background

A Business Improvement District (BID) is a precisely defined geographical area within which the businesses have voted to invest collectively in local improvements to enhance their trading environment.

BIDs were enabled by parliament through the Business Improvement Districts (England) Regulations 2004. This legislation was based on the experience of some twenty years of successful BID activity in America and Canada. Since 2004, over 300 BIDs have been proposed and approved by business communities in England and Wales. These include Leicester, Nottingham, Loughborough, Luton and Milton Keynes. Larger cities such as Derby, Manchester and London have a number of BIDs, St Peters Quarter of course being one of the BIDs in Derby City Centre area.

There are more than 120 BID areas which have been operating for more than five years and have gone through a renewal ballot and more than 30 have now entered their third term having gone through a third ballot. In most cases BIDs going on to a second term have received an even greater endorsement in the vote than they did the first time. BIDs have brought significant improvements to the trading environment of the businesses based in these locations. Further information about BIDs is available on the BID Foundation website www.placemanagement.org.

The lifetime of the BID is prescribed by the Regulations and is set at no more than 5 years. It is possible for a BID to be extended by proposing a new Business Plan at the end of the BID lifetime for a fresh formal vote by the businesses.

The purposes of a BID are to provide new or expanded works and services or environmental enhancements within the prescribed BID area, funded via a BID Levy charge. All services/improvements will be additional to those already provided by Derby City Council. This charge is payable by non-domestic rate payers and is collected by the council in much the same way as business rates. The manner in which the BID Levy charge is calculated is defined in Section 15.

All works and services will be contracted by the St Peters Quarter BID Company, the BID body for the BID area. The objectives and aspirations of the St Peters Quarter BID are set out in this BID Proposal and Business Plan.

This business plan has been prepared in line with best practice and with 'reference to the 'Industry Criteria and Guidance' prepared for Revo in association with the Association of Town and City Management, the Association of Convenience Stores, the British Retail Consortium, Intu and the British Property Federation.

A set of definitions for terms used throughout this document is contained in Appendix (1).

4.2. The Vote

To succeed the ballot has to pass two tests: A simple majority vote of those who vote must register a 'YES' and the aggregate rateable value of those who vote 'YES' must be greater than that of those that vote 'NO'.

If these two criteria are met, the Business Plan is activated and all businesses in the area concerned will be required to pay the levy.

The persons entitled to vote, and be liable for the levy, are the ratepayers of non-domestic premises in the Business Improvement District. Properties with a rateable value of less than £12,001 will be excluded from the vote and levy.

The City Council's Returning Officer will be the Ballot Holder for the Business Improvement District vote, Derby City Council's Director of Legal, Procurement and Democratic Services and Monitoring Officer, Emily Feenan.

For details of voting procedures and how you can confirm persons entitled to vote contact Derby City Council's Elections Team on 01332 640837 e mailing elections@derby.gov.uk

4.3. Alteration of arrangements

The Business Improvement District, its boundaries, business plan and the levy percentage cannot be altered without an alteration ballot, although its board can adjust projects and spend as they feel appropriate, provided the basic tenets and budgets are not compromised. This is explained in more detail in Section 14.

4.4. The Levy

A levy of 1.95% of rateable value (RV) is proposed for businesses with an RV of £12,001 or more which fall within the levy criteria laid down in Section 15. Properties which are occupied by registered charities or have charitable status, except a College, University or place of further or higher education or related properties, will be exempt. The detailed levy criteria can be found in Section 15.

This levy arrangement will generate just under £1 million of ring-fenced funding over the five-year life of the BID and will also be used to lever in additional funds where possible. This will be used to fund the projects identified in this Business Plan

4.5. Duration & Commencement date of the BID Arrangements

Subject to the successful ballot in December 2021 our proposal is for the Arrangements for the St Peters Quarter Proposal and Business Plan to operate for five years and to commence, on the 1st April 2022. After five years, on the 31st March 2027, it can be extended or renewed – but only after being subject to a ballot.

4.6. Timescales

Action Point	Action	Day and Date
1	Notice by BID Proposer to Billing Authority & Secretary of State of intention to hold ballot (at least 84 days before Ballot Holder requested to hold ballot Action Point 4)	Fri 09 July 2021
2	Establish Register of Businesses as specified in BID proposal	Target Date: Thu 14 Oct 2021 Latest Date: Thu 04 Nov 2021
3	BID Proposer requests Billing Authority to instruct Ballot Holder to hold a Ballot (BID proposals need to be completed)	Target Date: Thu 14 Oct 2021 Latest Date: Thu 04 Nov 2021
4	Billing Authority formally requests Ballot Holder to hold ballot	Target Date: Mon 25 Oct 2021 Latest Date: Thu 04 Nov 2021
5	Ballot Holder issues Letter to Business Ratepayers to give information about the ballot and identify named person to receive ballot paper (latest date is 42 days before Ballot Day)	Target Date: Thu 28 Oct 2021 Latest Date: Thu 04 Nov 2021
6	Ballot Holder publishes Notice of Ballot (latest date = 42 days before ballot day) also to send copy to Secretary of State , a copy of the published notice of ballot, as per Schedule 2 3(d) of the 2004 Business Improvement Districts (England) Regulations	Target Date: Thu 28 Oct 2021 Latest Date: Thu 04 Nov 2021
7	Ballot Holder Issues ballot papers (at least 28 days before Ballot Day)	Thu 18 Nov 2021
8	Last day to appoint a proxy (tenth day before Ballot Day)	Mon 06 Dec 2021
9	Lost ballot papers – earliest date for issuing a replacement for a lost ballot paper (where papers not received by the 4th working day before the ballot)	Fri 10 Dec 2021
10	Spoilt ballot papers – last day/deadline to apply for a replacement ballot paper for a spoilt ballot paper (not later than 3 working days before the ballot)	Mon 13 Dec 2021
11	Ballot Day (up to 5pm)	Thu 16 Dec 2021
12	Count and announcement of result	Fri 17 Dec 2021

5. BID Delivery and benefits

5.1. The last five years

The second five-year term of the St Peters Quarter BID began on 1st April 2017, following a successful renewal ballot that took place February 2017. The BID has delivered and supported businesses through a time when all high streets and shopping centres across the land have faced massive challenges, most notably the structural changes in the retail economy and of course the challenges of the COVID19 pandemic.

A summary of projects and activities the BID has delivered during the second five-year term can be seen below:

Safe and Inviting

- Provision of BID Rangers who:
 - Monitor and deter crime and ASB, working in partnership with Police and other partners
 - Support businesses in addressing day-to-day issues
 - Welcome and help visitors to the area
 - Support events and entertainment
- Installation of defibrillator on East Street and publicising others in the BID area
- Cyber security advice provided to businesses, in conjunction with the Police
- Fraud Awareness Days held in conjunction with banks, building societies and the Police
- Working as part of the Partnership Engagement and Enforcement Programme (PEEP) to tackle substance abuse, rough sleeping and begging in the area. This provides a single cohesive approach to the management of individuals causing significant negative social impact within Derby City.
- Shortlisted in the Partnership of the Year category at the Association of Town and City Management (ATCM) Industry Awards 2018 in recognition of work to address crime & ASB in the city
- Working with the Re-housing Engagement Support Team (REST) which helps homeless people find accommodation and works to prevent them from becoming homeless in the first place
- Working with the Police & Crime Commissioner (PCC), distributing trauma kits to businesses and providing training sessions in their use
- Provision of 40 storewatch radios to businesses in conjunction with Cathedral Quarter BID and PCC
- Working with DCC and other partners to ensure continuation of accreditation under the Purple Flag scheme
- Safer Neighbourhood Days in partnership with the Police, visiting businesses to address any concerns and provide information
- Provision of security wands as part of the 'Wandsafe Scheme' and in partnership with DCC, PCC and Pubwatch
- Collaboration with the Derbyshire Business Crime Reduction Partnership, providing businesses with free membership to the scheme and access to the DISC system
- Working with Derby City Council, Derbyshire Constabulary and Cathedral Quarter BID to conduct city centre business meetings to provide an opportunity for businesses to

Speak directly to representatives of these organisations, to highlight any concerns and to obtain updates on current activities.

Smart and Attractive

- Working with businesses and partners on BID Business Tidy days and Keep Britain Tidy events
- Installation of hanging baskets and planters, during both summer and winter
- Working with DCC to ensure a comprehensive and co-ordinated festive light display
- Working with DCC and other key stakeholders on the Future High Street Fund – the city was successful in attracting £15m of additional investment
- Installation of window vinyls and boards on vacant units
- Working with DCC and partners on street days, such as 'Green Lane Day', supporting and promoting businesses in this area
- Working with partners on developments around St Peters Quarter to improve the vibrancy and attract footfall and trade

Welcome and Accessible

- Funding of footfall cameras, providing data on visitors to the city
- Weekly 'Retail Sales Monitor' providing businesses, investors and key stakeholders with crucial information on the city's performance
- Quarterly vacancy survey, monitoring business premises in the BID area and benchmarking against other towns and cities
- Monthly 'Business & Retail in the City' meetings with BID businesses to discuss footfall and sales information and any matters arising
- Supporting the NHS during COVID-19, with businesses across SPQ fundraising as part of a campaign
- Launch of the 'Monster Hero Safari' Trail to attract and encourage the flow of footfall to and around the area following the lifting of COVID restrictions
- Provision of contactless payment packs in partnership with Visa
- Holding working groups for businesses to attend and get involved in projects and activities
- St Peters Quarter Discount Travel Club in association with Arriva, providing discounted travel to employees of SPQ businesses
- Hosting of a GDPR seminar for BID businesses at Holiday Inn Riverlights
- Launch of the 'Business Heroes' campaign, celebrating the people who make SPQ a special and unique destination

Entertaining and Promoted

- Representing SPQ businesses at meetings, summits and conferences
- Providing SPQ businesses with one voice with which to lobby and campaign on beneficial causes
- A programme of SPQ Live events
- Supporting external providers in delivering key events e.g. Derby Feste, Derby Well, Derby Folk Festival etc
- Working in partnership with DCC on the Window Wonderland competition
- Provision of festive events and entertainment
- Creation of marketing videos and promotional material

- Social media coverage and campaigns
- Keeping businesses informed with the provision of ebulletins, newsletters and annual reports
- Providing and maintaining the SPQ BID website, promoting the area, its businesses and events as well as the work of the BID
- St Peters Quarter loyalty scheme, promoting business offers and events
- Publication of a 'Useful Contacts Guide' for BID businesses
- SPQ photographic library for marketing purposes and business use
- 'Welcome to Christmas in Derby' leaflet, promoting events and cultural activities over the festive period
- Launch of the 'Too Good To Go' scheme, helping to cut food waste and provide businesses with another income stream
- Securing of additional funding to supplement levy income and deliver an increased programme of activities e.g. PCC grants, The Big Lottery Fund
- Regular press coverage generating significant advertising equivalent coverage
- Trail Partner for the Derby Ram Trail, with delivery of additional activities including:
 - SPQ Ram located on St Peters Square
 - Ram Trail themed bunting
 - Activities for visitors on SPQ BID website
 - Social media coverage
 - Brand promotion in all Derby Ram Trail promotional material
 - School competition display in Nationwide Building Society

5.2. COVID 19 Support

The BID worked extremely hard to plan, prepare and deliver activities to support businesses during the pandemic, operating throughout the various restrictions and lockdowns. We are committed to bringing our city back to life in a safe way, as quickly as possible, and our partnerships with levy payers are crucial to this effort. We will continue to work hard for you and the city to help with recovery and the future growth that all businesses depend upon.

In 2021/22, the BID will enter its final year of this five-year term and we really hope to work with you to secure another term. We will be consulting with businesses to understand your needs and priorities and ensure we have a Business Plan fit for the future of our city's businesses.

Since March 2020, the BID has undertaken the following activities and support:

Working with the local authority:

- The BID was a key partner on the Derby Economic Recovery Taskforce, working to ensure the safe re-opening of the city centre following the relaxation of restrictions and lockdowns as well as helping with the city's recovery. This included:
 - Identification of pinch points and hot spot locations re. social distancing
 - Installation of sanitisation stations
 - Additional street cleansing
 - Traffic Management in hotspot locations
 - Guidance signage in line with Government regulations
 - Working with businesses on queue management and use of outdoor space
 - Co-ordinated communications to increase confidence and promote visits to the city centre safely
 - Assisting with the management of outdoor space

- Promotion of an industry standard, beyond the Government COVID-19 Secure certification
- Improving the vibrancy of the city centre
- Working to attract new investment

Communication

- A dedicated Covid-19 page set up on the BID website – containing the latest information on grants and links to sites such as Gov.uk, Public Health, Federation of Small Businesses etc
- Regular ebulletins, including sector specific guidance
- Social media coverage and campaigns – promoting businesses and providing advice and information
- Social media campaigns such as #lockdownlookback, #businessinthespotlight & #shoplocalonline
- Media interviews with Radio Derby to discuss impact of COVID and to support and promote BID businesses
- Multiple press releases advising on BID activities and support

Specific business support

- The BID team, including the Rangers, engaging with local businesses via phone calls, emails, social media messages and Zoom calls during social distancing measures
- Sector-specific webinars providing businesses with advice and support
- Supporting businesses in grant applications to the local authority
- Provision of COVID-19 Business Recovery support packs, which included items such as sanitiser, face masks, floor stickers, distancing tape etc
- Job Retention Scheme – the BID liaised with businesses about the furlough scheme
- 'Getting Your Business Ready' checklist for businesses as restrictions eased
- Publication of a 'Business Support Guide', updated following each Government announcement
- 'Businesses Supporting Businesses' Facebook group set up to help businesses support and trade with each other
- BID became a 'Google Local Guide', advising businesses on their profiles and recommending updates where appropriate
- Working with Visa to offer contactless payment packs to SPQ businesses
- Provision of a 'PPE supplier' listing to help businesses source protective equipment
- Promotion of the Eat Out to Help Out scheme

Crime and Safety

- As 'Key Workers', Rangers continued to work throughout COVID lockdown and restriction periods.
- Daily patrols by SPQ Rangers, including security checks on premises
- Business crime updates issued via ebulletins
- Funded additional security patrols during periods of lockdown and overnight, designed to disrupt and deter criminal activity
- Regular briefings with Police and other partners
- Funded and installed COVID information bollard covers around BID area

Other aspects of BID activity to support businesses:

- Liaised with Policy Advisers in MHCLG (Ministry for Housing, Communities and Local Government) and dialogue with BID Industry representatives who have been having direct contact with Ministers and policy advisors, on the challenges facing BIDs in respect of those coming towards the end of their current life and the issues surrounding revenue from levy bills
- Working with BID Industry Bodies - providing, supporting and reviewing the latest advice and guidelines on a daily basis, liaising with the BID Foundation, Institute of Place Management (IPM) and Association of Town & City Management (ATCM) to ensure compliance
- Letters were sent to our local MPs requesting support from the Government for BIDs
- Promotion of the 'Raise the Bar' campaign, lobbying the Government to increase support for businesses with a rateable value of more than £51k
- Business continuity log on the BID website, providing visitors with the latest information on businesses trading and/or trading differently
- 'SPQ Lockdown Live' – provision of live virtual entertainment during lockdown periods
- 'Health & Wellbeing' and 'Working From Home' tips issued to BID businesses
- Shortlisted for the Marketing Derby Innovation Awards in recognition of the work undertaken to support businesses during the COVID-19 restrictions

6. Working together will make a difference

With the COVID-19 pandemic still impacting upon our lives 18 months on and the end of the Brexit transition period, the national economy is in uncertain times. Many challenges lie ahead and the commercial world continues to change at an ever-increasing pace. Besides the challenges of the economy, lifestyles are changing and influencing the way in which we use our time and spend our money. Technology continues to develop and change the way we live and work as individuals and operate as businesses.

Trends and changes which impact upon town and city centres such as the increase in on-line shopping had already started before COVID, but over the last eighteen months many of these trends have accelerated.

It is probable that many of these changes will have a permanent impact upon the way in which town and city centres operate and the opportunities and challenges which businesses are grappling with, such as many employees remaining working from home or using their office based within the city centre on an ad hoc basis.

In this very uncertain world, it is difficult to make any predictions for the long term. However, one thing is becoming clear; people are starting to value their local towns and city centres more. Town and city centres of the future will become hubs for their local community for all aspects of people's lives. They will not simply be shopping destinations but places where people will want to live, work and spend their leisure time in a flexible way.

We need to think about ways in which we can work together to take advantage of these new opportunities and create a city centre which is welcoming, safe and forward-thinking that serves both the business and local community.

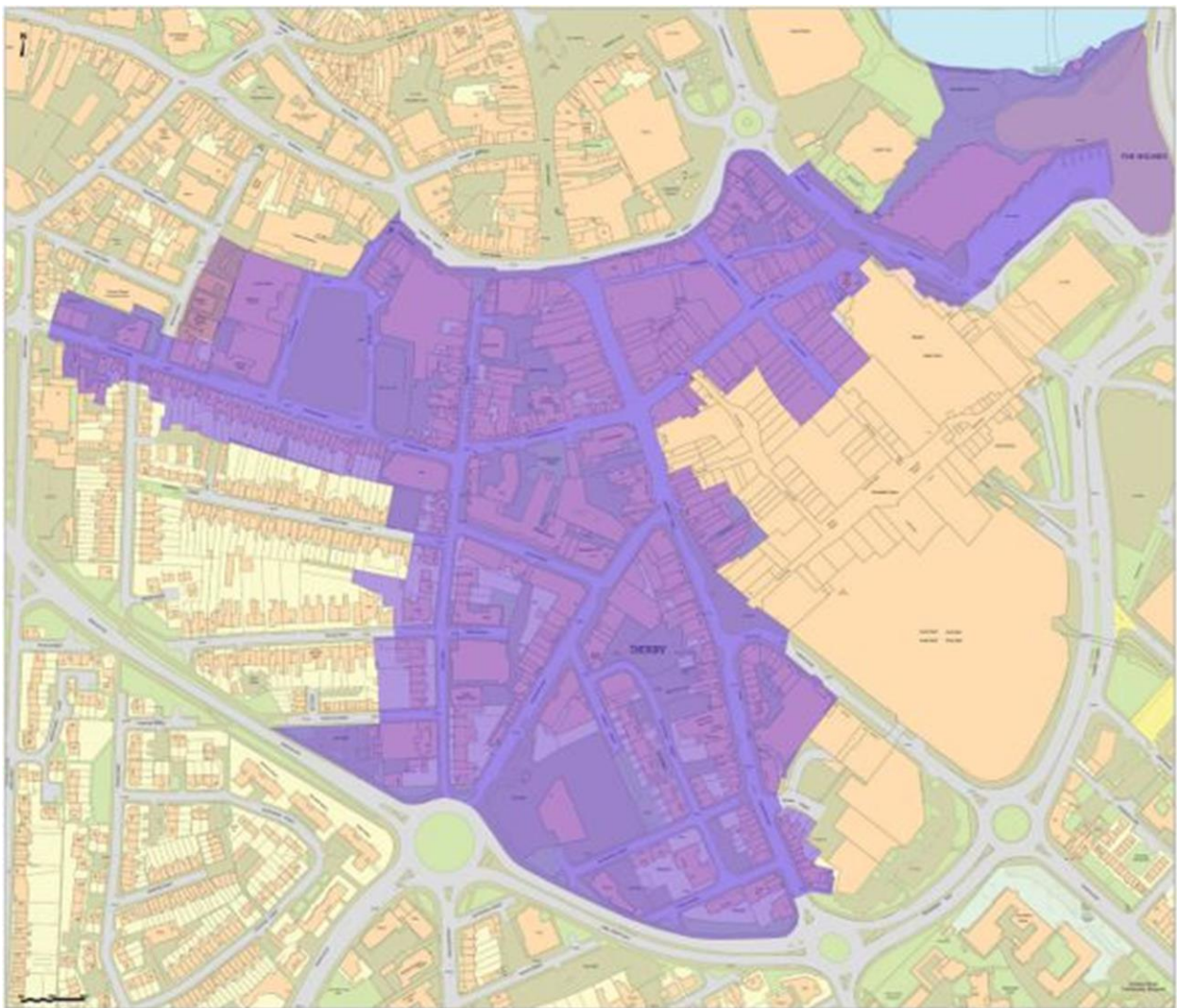
The extensive surveys and working groups undertaken to develop this BID Proposal identified a clear desire expressed by businesses and organisations from across St Peters Quarter to work even more closely together, including with Derby City Council, the Cathedral Quarter, Derbion and Marketing Derby as well as other key stakeholders, to raise the city's profile and improve the appeal to visitors, skilled people and business investors. This collective and focused approach would serve to improve the trading and operating environment and allow existing businesses to flourish, grow and attract new business investment.

Derby has a lot to offer, within the city there are development plans that will have a positive impact on St Peters Quarter. The first phase of the Becketwell development has started which will see the creation of 259 one and two-bedroom built to rent apartments helping to bring people to live in the area and in turn regenerating the area and improving the physical environment. There are a total of five phases which will see the delivery of a mixed-use development including a performance venue, which will help boost footfall in the St Peters Quarter and provide a much-needed cultural venue.

Taking on board all of the above, this Business Plan has identified opportunities and taken account of the needs and challenges faced by all business sectors across the BID area. By working together and with strategic partners including the council and key stakeholders through a renewal Business Improvement District there is huge potential to continue the momentum to make St Peters Quarter a great place to visit, live, work and grow a business.

7. Where St Peters Quarter BID will operate.

The shaded area on the map below shows the boundary of St Peters Quarter BID. A list of roads and streets within the BID area is shown in Appendix 2.



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The St Peters Quarter Business Improvement District covers the streets from Riverlights and the Bus Station in the east to Green Lane, Becketwell and Macklin Street in the west. It runs along the boundary of the Cathedral Quarter BID in the north and stretches down to the Spot and part of London Rd and to the junction of Osmaston Rd with Bradshaw Way in the south.

A full list of streets within the BID area is shown in Appendix 2. All non-domestic hereditaments within the BID area will, if the BID is approved, be liable for the BID levy (as defined in section 15). The BID covers those businesses whose rateable value is £12,001 or greater. Thus banks, building societies, car parks, Council facilities, restaurants, clubs and pubs, estate agents, leisure operators, recruitment agents, retail and health and beauty outlets, solicitors, hotels, museums, and transport and travel agents and all other non-domestic hereditaments are included within the BID and will, subject to the detailed levy criteria in Section 15, contribute to the BID's collective funding and activities flowing from the combined budget.

8. Services provided by the Council and other Public bodies

8.1. Council's Support for the St Peters Quarter BID

Derby City Council fully supports the St Peters Quarter BID. In particular, it endorses the fundamental principle of additionality within the BID by providing baseline service statements outlining the provision of existing services from the Council to businesses at their current level (subject to budgetary constraints) across the St Peters Quarter BID area. Thus, in line with BID legislation, BID services within the St Peters Quarter BID will be additional to (not in substitution for) those provided by the Council. If there is a need for any change in service levels provided by the Council these will not be disproportionate to other parts of Derby City outside the BID area.

The Council's commitment to the St Peters Quarter BID and the working relationships between the Council and St Peters Quarter BID Company will be set out in complementary documents agreed between the two parties:

- An Operating Agreement which sets out the Council's Operational Support to the BID on a number of specific issues.
- A set of Baseline Service Statements, each defining the benchmark for a specific service provided by the Council and other agencies within the BID area.

8.2. Council's Vision for the BID

Derby City Council welcomes the opportunity offered by the BID disciplines to continue to develop a strong and dynamic partnership between the Council itself and the Derby City Centre businesses. The Council intends that this forward-looking relationship with businesses should take shape along the following lines during the five-year BID period:

- Maintaining the serious dialogue with Derby City Centre businesses through the BID Board and its management team on issues that can promote a stronger trading environment conducive to investment, business development and growth and a stronger community of businesses serving the businesses themselves and all those who live and work in the area.
- Working collaboratively and in partnership with the BID to ensure that the opportunities offered through the BID can be maximised and any investment or joint initiatives are as effective as possible.

8.3. Council Services for Businesses

Businesses will continue to benefit from all the standard services from Derby City Council providing services into Derby City Centre for the benefit of all stakeholders in the city (cleaning, access, safety, maintenance and public amenities). In addition, Derby City Council delivers a wide range of services either directly or indirectly specifically for businesses, these include:

- Business support and advice
- Economic information
- Grants, help and support
- Sustainable development
- Licensing
- Travel Planning
- Environmental Health and Safety
- Commercial Waste and recycling
- Business Rates
- Energy efficiency
- Parking permits

Details of these services can be found on the Council's web site under the Business Tab <https://www.derby.gov.uk/business/>

8.4. Individual Baseline Service Statements

In full support of the above commitments, Heads of Service within Derby City Council, and the Derbyshire Constabulary will draw up Baseline Service statements on the specific services they are responsible for. These documents define the benchmarks for the provision of these services and the fact that any change will not disproportionately impact upon the BID area more than any other area outside the BID within the respective administrative boundaries.

They also cover how the services will be measured. The Council attach particular importance to the incorporation of value for money principles and measures within all the Baseline Statements.

The Baseline Services are defined below:

Derby City Council

- CCTV and Community Safety
- Christmas Lights
- City Centre Space Hire
- Environmental Health
- Events, Street Markets and Entertainment
- Grounds Maintenance and Arboricultural Services
- Highways Maintenance
- Licensing – this potentially includes licenses for food businesses etc
- Parking
- Public Transport
- Street Cleansing and Waste Service
- Street Lighting
- Tourism Services
- Trading Standards

Other Public Authorities

- Police

The process of creating Baseline Service Statements proves valuable to both the service providers and the BID company. The development of these partnerships and the additional focus on the services provided in the area, will give tangible benefits over and above those derived from the projects outlined below.

8.5. Council's Operational Support for St Peters Quarter BID

The Derby City Council's support for the BID will take practical shape in the following specific ways:

- Conducting, through the council's Democratic Services, the formal BID vote in accordance with current BID legislation and procedures
- Assuming a positive outcome to the BID ballot, collecting the BID levy defined in the BID Proposal and Business Plan from St Peters Quarter businesses and transferring the levy sums direct to the St Peters Quarter BID Company. The Council proposes to make a charge for the BID levy collection and will pay the gross levy sums to the St Peters Quarter BID Company within 30 days of collecting it.
- Provide the relevant Cabinet Portfolio Member (a Councillor) to sit as a Director on the BID Company Board.

- Provide a senior council officer at the Board's discretion, to act as an adviser but not as Director to the St Peters Quarter BID Company Board and to provide a business-focused dynamic link on all BID matters with other senior Council staff or cabinet members.
- Paying the appropriate BID levy set out in the Business Plan in respect of all its own hereditaments within the St Peters Quarter BID area.

8.6. Monitoring and Review

Derby City Council is committed to the regular monitoring of the BID Operating Agreement and reviewing its effectiveness in conjunction with the St Peters Quarter BID Company. This will be carried out as follows:

- A regular review of the overall effectiveness of the Operating Agreement. This will be led by the senior council officer whose remit includes the operational relationship between the BID and the Council and will reflect the council's commitment work in partnership to the mutual benefit of the Council and St Peters Quarter BID Company. These reviews will be scheduled to best effect for the Council's and St Peters Quarter BID Company's yearly budgeting cycles.
- Derby City Council will undertake a regular review of each of the Baseline Service Statements as shown above. This will be led by the respective Head of Service who will discuss any proposed changes with the St Peters Quarter BID Company and update the Baseline Service Statements to reflect the services each will provide in the following year.

8.7. Monitoring of basic service provision

The Baseline Service Statements from Derby City Council set out the discretionary and statutory services which are delivered to and relevant to the BID area so that it is clear that the BID's activities are totally additional and complementary.

Provision of Baseline Statements will allow the BID Company to regularly appraise the delivery of core services and compare them with the details in the statements. From experience elsewhere we know this has an impact on delivery and helps to guarantee that money provided to the authorities via the business rates mechanism is targeted appropriately and well spent. This means that local businesses have some influence over Business Rates investment in their area and the effectiveness of local authority service provision.

9. The Research and Consultation Process

9.1. Background

The BID has undertaken extensive research across a wide range of businesses, organisations and stakeholders to ensure that the plan which has emerged has an in depth understanding of the views and aspirations of the businesses in the area as well as an appreciation of the perceptions of those who visit and work in St Peters Quarter.

Research and findings from the surveys, working groups and interactions with businesses and organisations from across the St Peters Quarter BID area has been considered, in shaping the ultimate vision, objectives and their associated activities.

The research encouraged participation from all businesses across the city centre and involved the following activity:

- In March 2021, a detailed survey was produced to get the views of businesses in the BID area.
- All levy paying businesses in the BID area were provided with surveys either through an ebulletin, during a visit from a BID representative or via the BID website. All businesses were also provided with the opportunity to meet with a member of the BID team, either via telephone or video call.
- All potential levy paying businesses were included in mail shots and publicity including renewal sections in newsletters, renewal e-bulletins where e-mail addresses were available and shared e-news through social media channels.
- 193 personal business visits were made in total, with 105 of these being unique visits which represents 53% of the 200 businesses which meet the levy criteria having had a visit to discuss the BID.
- A total of 70 businesses which met the levy criteria completed detailed four-page surveys.
- A number of meetings were carried out over the renewal period where all businesses were invited to discuss their challenges, opportunities and vision for the future of the city centre. These included working groups and targeted workshops.
- The BID website and e-bulletins were used to invite feedback and opportunities for businesses to contact the BID team to discuss renewal.
- Active participation and decision making by the business representatives from the St Peters Quarter BID Board in the development of this plan.

9.2. What were the aims of the process?

The objective of the research was to:

- Identify the key issues which impact upon all businesses in the area across all business sectors and to develop solutions to address them which will help businesses achieve their own internal objectives.
- Review and assess any related strategies and plans for the area which potentially impact upon and complement the aims and objectives of the BID proposal.
- Identify and assess the impact and the relative importance of different potential initiatives on businesses.
- Ensure that the Vision, Objectives and their associated activities reflect the business challenges and opportunities for the immediate term and the next five years.

10. Research results

10.1. Strategies and plans

St Peters Quarter and Derby City Centre are facing the same significant challenges as many other cities across the UK where the era of retail led city centres has ended and where the need for cities to serve their businesses and local communities in a different way has implications on the existing properties and transport infrastructures.

The BID Proposal and Business Plan strives to support and complement the key strategies and plans for St Peters Quarter and the city of Derby as a whole. The BID will add value by representing business interests and working closely with Derby City Council and other key partners on delivery.

The BID's will continue to be a key part of the Derby Economic Recovery Taskforce, established to focus resources from the public and private sector on the work needed to restart, revive and renew Derby's economy as the city and the world recovers from the Coronavirus Pandemic.

The BID will also work with Derby City Council on the renewal of the City Centre Masterplan which will set out the strategic context for investment opportunities in the city and drive the regeneration of the city centre. This plan will need to be ambitious and transformational if we are to negotiate what will be a period of massive change.

On 22nd May 2019, Derby City Council declared a climate emergency in Derby. As well as helping to safeguard the planet for present and future generations, there will also be opportunities to deliver many social, health and economic benefits.

St Peters Quarter already has many great assets which can provide an excellent platform for the development of the area's identity and for profiling its strengths as a place to visit, develop a business, invest and grow, in the future. In addition, the next five to ten years will see a number of key developments delivered in and around St Peters Quarter which will have hugely positive implications on the area.

Derby has been successful in securing £15m of funding from the Future High Street Fund. This will be used to deliver some key projects in the city centre, including works to create a new 'Eastern Gateway' in St Peters Quarter and the refurbishment of the nearby Market Hall in neighbouring Cathedral Quarter into an attractive, flexible retail and leisure destination.

The Becketwell scheme delivered by St James Securities (SJS) will bring back into use an area of the city which has lain derelict for decades. Over a number of phases, a substantial development incorporating residential, commercial and leisure uses, as well as a new public square, will be delivered, completely transforming this part of the city.

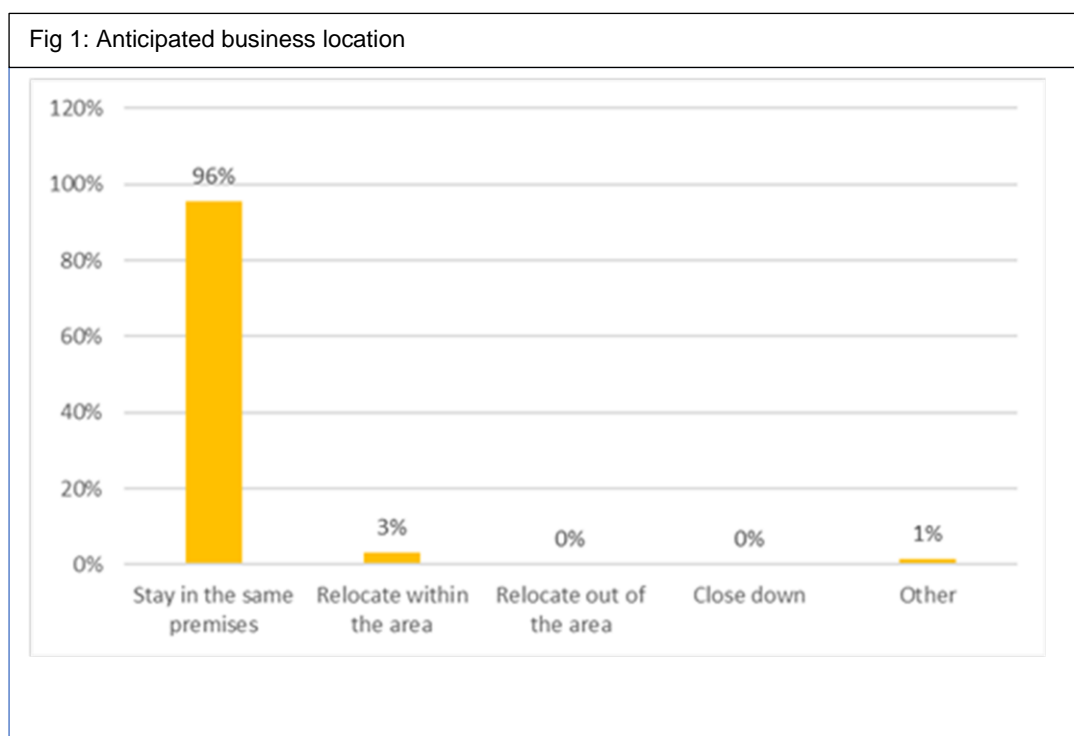
The residential developments in both Castleward and Nightingale Quarter, will provide housing for a large number of people all of whom will benefit from the proximity of St Peters Quarter, making use of the facilities and bringing additional footfall to its businesses.

All of the above are important opportunities for the BID to act as a catalyst, bringing businesses and organisations together to ensure that the collaborative approach achieves the best results.

10.2. Business feedback

Surveys were carried out across a range of businesses from all sectors and sizes of St Peters Quarter.

Despite the economic uncertainty and current challenges due to the COVID-19 pandemic, the confidence to remain trading in St Peters Quarter is strong. 96% of businesses surveyed anticipate that they will stay in the same premises. None of the businesses surveyed stated that they planned to relocate out of the area or close down.



10.3. Welcoming

From the survey results it is clear that reducing crime and enhancing safety is important to businesses in St Peters Quarter and is something that needs to continue to be addressed. Six out of the top seven issues that were ranked as very poor or quite poor were all crime and safety related issues. Both 'Drug and drink issues on the streets' and 'Street begging and rough sleepers' ranked as the worst issues with 83%, followed by 'Crime and safety issues in private car parks, back yards and alleys' with 67% of the businesses saying this was either very poor or quite poor. These related issues were also top of the list in terms of importance for businesses, with all of the top six aspects being in this category. 'Drug and drink issues on the streets' was ranked highest, with 96% of businesses saying addressing this was important to them. This was followed by 'Crime and safety generally' at 94% and 'Street begging and rough sleepers' at 92%.

Comments that came through in the workshops demonstrated that even though there have been improvements to the safety of St Peters Quarter, there is still some work to be done to continue improving this issue. Comments that were made included the need to address crime and anti-social behaviour to make the area more appealing, as at the moment customers complain about the area and not feeling safe. There were further comments stating that the area is not pleasant at the moment, and there is a need to make it more attractive. Suggestions for improvement in this area were around the need for more seating areas and to use more of the outdoor space.

In the survey, the top two future projects that businesses stated they would find beneficial were all to do with crime and safety related projects. The most beneficial project was 'Providing support for

CCTV monitoring' at 88%, followed by 'Supporting businesses in the introduction of crime prevention measures' at 87%.

The BID Rangers are a big part of making the area more welcoming. In the survey, the current project that businesses said they were most aware of was 'Provision of BID Rangers who work with partners to address crime & ASB, engage with businesses and public and report cleansing and maintenance concerns' with 90%. 81% of businesses surveyed said the BID Rangers were beneficial to them, demonstrating the importance of their presence on the streets.

After crime and safety, the second most discussed topic was around the environment, with comments being made about the need to improve the vibrancy of St Peters Quarter with aspects such as floral displays and creative lighting. The cleanliness and appearance of St Peters Quarter was also seen as an important issue to be improved, and this was especially highlighted in the conversations the BID team had when completing individual business visits.

10.4. Celebrating

In the survey, marketing came out as being an important activity for businesses. 68% of businesses stated that 'Promotion and awareness of reasons to visit' was important to them and when asked to rate how beneficial future projects would be for their business, 'Developing the St Peters Quarter branding to attract more visitors', ranked highly with 72% of businesses saying this would be beneficial to them.

In the conversations the BID team had with businesses, the need for marketing and promotion was a frequent topic. Businesses felt that promotion through social media was important, and many businesses expressed interest in opportunities for advertising. Businesses also highlighted the strength of St Peters Quarter's heritage, suggesting that this was not currently widely acknowledged. The need to celebrate and promote the history of the area and its architectural heritage was prominent in discussions. It was also suggested that there could be more promotion aimed at targeting different age groups with different approaches and promoting independents and their unique offer more.

In the survey, businesses were also asked to rank certain aspects in terms of importance and linked to St Peters Quarter being entertaining is 'Things to do for the family, visitors and local people during the day', where 60% of businesses said this was important to them. Businesses were also asked to rate how beneficial future projects would be for them, and 'Improved use of streets & open spaces for events, & specialist markets' ranked highly with 71% of businesses stating that this would be beneficial.

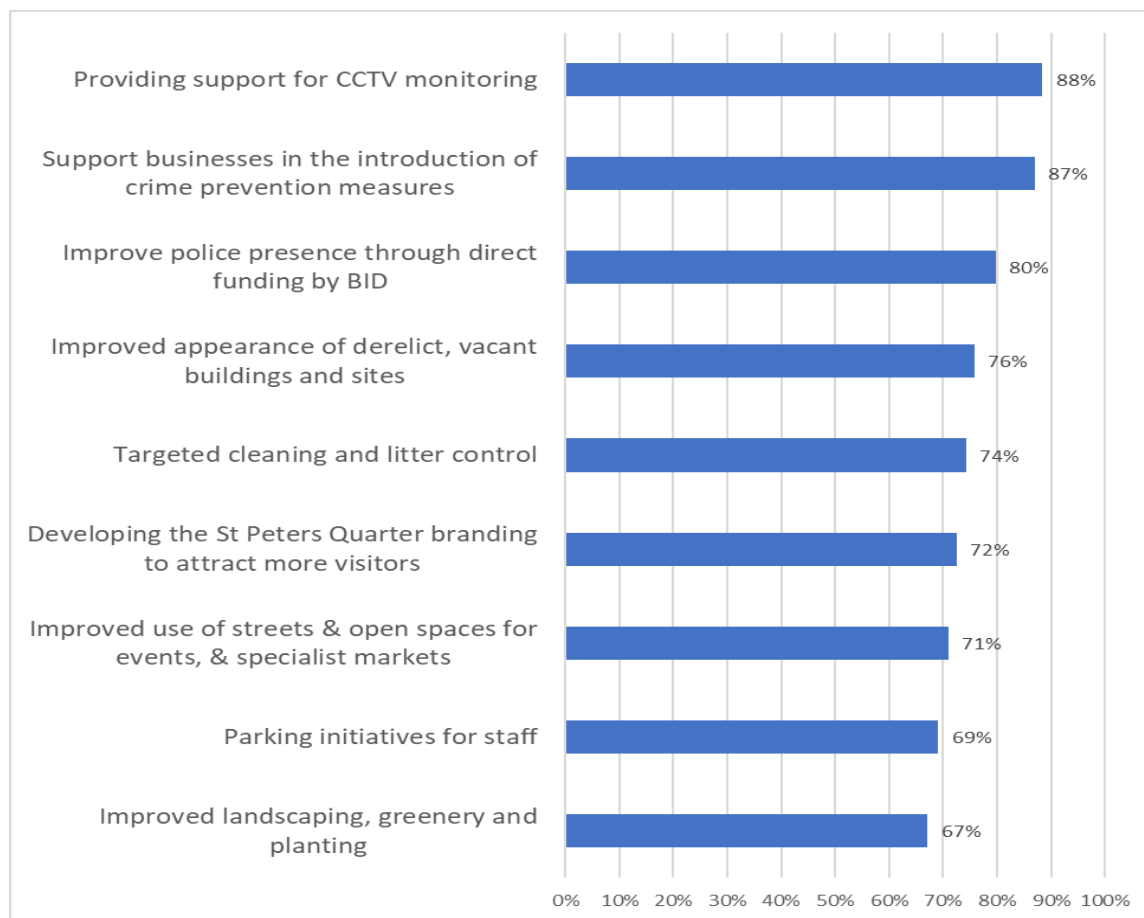
In the workshops, the joint most discussed topic was to do with 'Events and Things to Do'. Comments were made about the need to have more events that celebrate the city's diversity, as well as more seasonal festivals and celebrations to complement Christmas. There were also suggestions that there is a need to create attractions to bring more people to the area, such as organising pop-up shops or markets and organising themed activity trails.

10.5. Supporting

In the workshops, the joint most discussed topic (along with Events and Things to Do) was 'Commercial Attractiveness'. Comments relating to commercial attractiveness highlighted the need to bring in new businesses to occupy the vacant units and for the BID to work with landlords to consider options for more flexible terms of use.

The need to bring more businesses in to trade in St Peters Quarter was also echoed in the survey, as the third most beneficial current project to businesses was 'Working with partners to attract investment to the city', with 82% of businesses stating that this was beneficial to them. Comments were also made about the need to attract businesses to empty units and to encourage the local Council to develop their empty premises in order to improve the commercial attractiveness of St Peters Quarter.

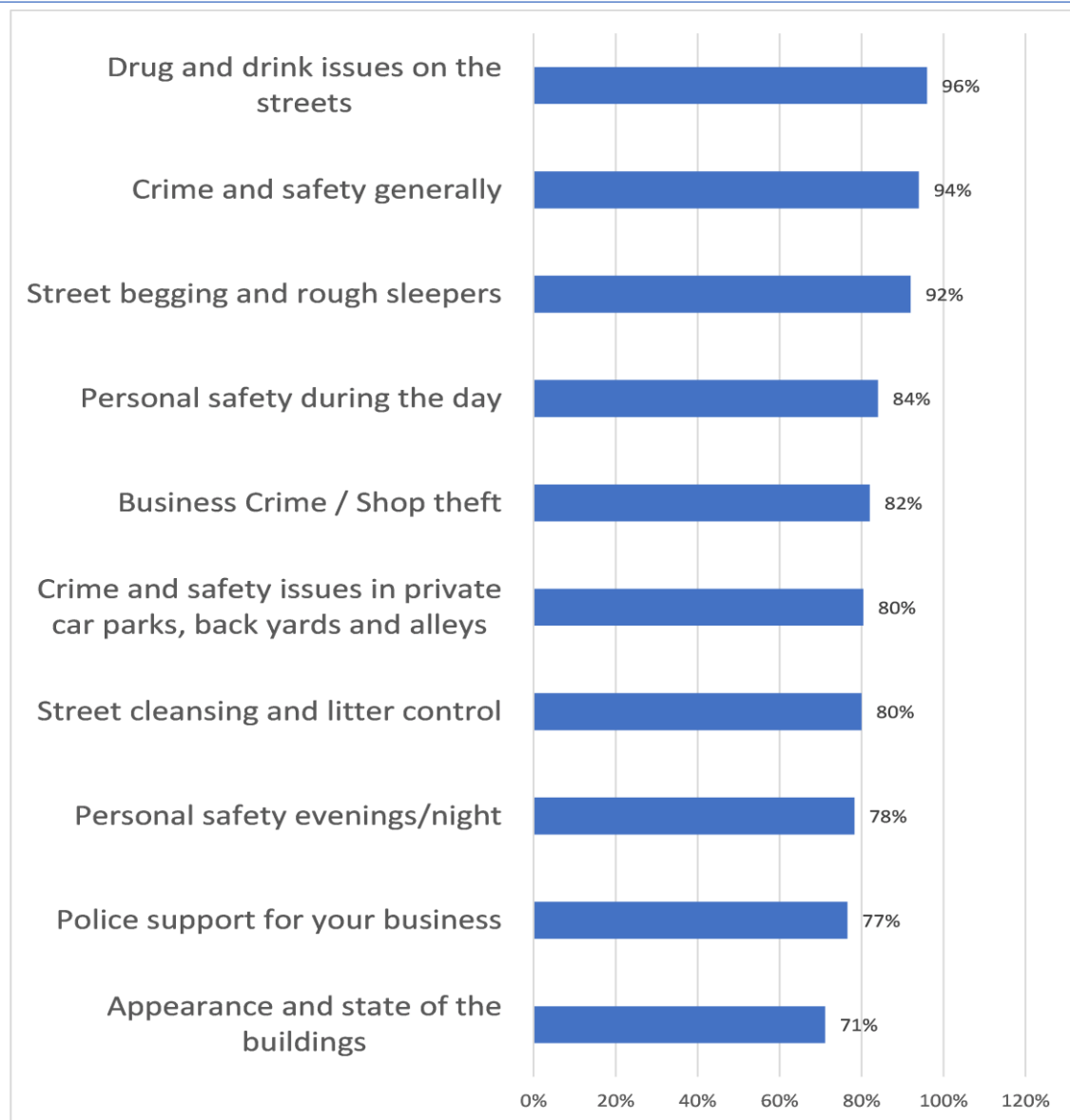
Fig 2: Top ten future projects ranked by businesses as beneficial;



Another important factor within this objective is helping to develop effective business to business communication. In the survey, 'The way businesses work together' and 'Feeling part of St Peters Quarter and its activity' both scored highly with 69% and 67% of businesses respectively saying these were important to them.

It is also important to consider the relationships between businesses and organisations that are outside of the BID area. Numerous times in the workshops it was mentioned that St Peters Quarter BID needs to continue to work with other partners in the area who have a vested interest in making St Peters Quarter a more attractive destination, such as Derbion and the Cathedral Quarter BID. It was suggested that working together with these partners to collaborate on joint projects and initiatives will help to improve the city centre as a whole.

Fig 3: Top ten aspects ranked by businesses as important;



11. The BID's response

Following our extensive research three key project areas of the St Peters Quarter BID have emerged reflecting the key issues and opportunities identified by the businesses and visitors. The activities within each of the project areas have been specifically designed to address and take advantage of these.

It is evident that St Peters Quarter was exposed, even before COVID, to the same changing dynamics affecting the way in which people use all towns and city centres. Over the last eighteen months during the challenges of COVID, these changes have simply accelerated and now is an ideal time to review the needs of businesses building a plan for the future.

The BID will continue to act as a catalyst for businesses and organisations to come together and play a key role in this new and exciting era in the life of this city. The BID's ability to influence has increased significantly and it is now leading and driving key initiatives working closely with the local authority and other businesses and organisations on plans which will shape the future of St Peters Quarter.

The BID will continue to work with all stakeholders to define, develop and promote the identity of St Peters Quarter which reflects its strengths, characteristics and heritage and is a sustainable and vibrant place which generates pride for its businesses, local residents and visitors.

This BID Proposal and Business Plan has been designed to ensure that the activities benefit as wide a range of businesses as possible. It will enable St Peters Quarter to become an accessible, safe, vibrant and attractive city which celebrates its culture and heritage, serves its local business, university and residential community and is recognised as a great place to be.

11.1. The role of the BID

All businesses and organisations stand to benefit from these additional projects and activities which have been identified by businesses across St Peters Quarter as crucial to their future:

- To act as the voice for businesses in St Peters Quarter and represent their interests within the context and framework of this BID Proposal and Business Plan
- To create a vibrant area and promote its business, cultural, leisure, educational and social offer locally and regionally.
- To create a sense of 'place' for visitors and people working in the area to have a positive experience and feel safe, secure and comfortable.
- Encourage growth, development and investment of businesses which complement and build on the strengths of St Peters Quarter.

11.2. How will the delivery be monitored?

Monitoring and measuring the performance and effectiveness of the BID activities is an integral and essential part of the plan. Businesses need to be confident that their levy money is being invested as productively as possible to maximise results.

The effectiveness of the measures undertaken will be gauged by key performance indicators monitored and relevant for each project area, including footfall, customer surveys, business surveys, photographic evidence, vacant properties and footfall trends. These measures and key performance indicators are identified for each objective and need to be monitored on a regular basis throughout the life of the BID.

12. Vision and objectives

Assuming a positive BID vote by a majority of businesses by both rateable value and number of hereditaments, BID operations will start on 1st April 2022 and will continue for a total of 5 years.

12.1. The Vision

Through a business-led programme our vision is:

To put St Peters Quarter at the heart of Derby, creating an area which is welcoming, celebrated and supportive to businesses and visitors alike.

12.2. Objectives, activities and outcomes

The BID investment programme will be delivered through the three key strategic objectives and their related activities:

Objective 1: Welcoming

Provide a vibrant, safe and positive experience for visitors and workers in St Peters Quarter.

Objective 2: Celebrating

Promote and celebrate all the great businesses, leisure and heritage, to increase positive perceptions, loyalty and pride in St Peters Quarter.

Objective 3: Supporting

Represent the interests of businesses and support and encourage their growth, development and investment in St Peters Quarter.

Objective 1: Welcoming

Provide a vibrant, safe and positive experience for visitors and workers in St Peters Quarter.

- a) Employ uniformed Rangers to:
 - i. Support businesses in addressing and communicating issues which affect their business on a day-to-day basis.
 - ii. Welcome everyone, provide support for events and entertainment in the streets and open spaces and help promote the area.
 - iii. Work closely with the Police, and other agencies to share intelligence and information which supports the reduction of crime and anti-social behaviour.
- b) Enhance the area through the provision of floral displays, public art and festive and creative lighting to improve the appearance and vibrancy of the streets and open spaces where appropriate.
- c) Support the reduction of anti-social behaviour and crime issues by continuing to develop and maintain business crime reduction schemes.
- d) Work with others to enhance wherever possible the standards of street cleaning to improve the appearance of the streets and open spaces.

- e) Explore and implement where appropriate initiatives and schemes which support environmental sustainability which benefit businesses and those who visit and work in St Peters Quarter.

Expenditure

An average of £74,000 per year – a total of £369,000 over five years.

Measures and Results:

- Improved perceptions of visitors
- Footfall to the area which is stronger than national high street trends
- Improved perceptions of safety for visitors and those who work in the area
- Regular flow of information and sharing of intelligence to support business crime prevention
- Reporting of incidents which impact upon business operations

Objective 2: Celebrating

Promote and celebrate all the great businesses, leisure and heritage, to increase positive perceptions, loyalty and pride in St Peters Quarter.

- a. Lead and develop the use of digital and printed marketing, campaigns and initiatives and PR to inform and increase awareness of St Peters Quarter, its events and all it has to offer, in a way which is consistent with its identity.
- b. Encourage, support and act as host to events, markets, heritage and cultural activity in St Peters Quarter which create a vibrant and attractive place at the heart of Derby, working with partners where relevant to maximise investment and impact of events.
- c. Promote, develop and support award schemes which profile businesses and individuals and celebrates, recognises and promotes excellent customer service and a great experience.
- d. Communicate between the BID and its businesses and organisations, to keep businesses engaged and informed of BID activities and issues which may affect their environment and to keep the BID informed of business needs and priorities.

Expenditure

An average of £46,000 per year – a total of £230,000 over five years.

Measures and Results:

- Increased awareness of St Peters Quarter
- Numbers of businesses and organisations actively engaged in award schemes for customer care and business performance
- Increased levels of sales activity and footfall across St Peters Quarter
- Positive media exposure locally and regionally measured through numbers of articles, publications, click-throughs on digital media and value through using advertising value equivalent. (a.v.e)
- Numbers of businesses and organisations actively engaged in BID activities and the use of and their association with St Peters Quarter BID in their own marketing and promotion

Objective 3: Supporting

Represent the interests of businesses and support and encourage their growth, development and investment in St Peters Quarter.

- a. Work with partners, landlords and property agents to attract, engage and support potential investors in making commitments to invest, grow and develop in St Peters Quarter.
- b. Represent business and organisation's interests in planning and delivery of developments and the use of the public realm and the buildings of St Peters Quarter which complement the area.
- c. Develop relationships between businesses and organisations in St Peters Quarter and those outside the area who have an interest in seeing a vibrant and successful St Peters Quarter, in particular the Cathedral Quarter BID and Derbion.
- d. Work with others to provide and report on a range of indicators which monitor the economic performance of St Peters Quarter including: footfall and foot-flow, commercial performance and customer perceptions.
- e. Seek match funding, grant opportunities and other sources of revenue, both financial and in-kind, both for the BID and others, to increase the BID's ability to achieve its vision and objectives.
- f. Work closely with emergency services, the local authorities' statutory services and other key stakeholders during times of national or local incidents, emergency situations or economic or logistically challenging periods to maintain a safe and positive experience for visitors and workers and support businesses in St Peters Quarter.

Expenditure

An average of £23,000 per year – a total of £116,000 over five years.

Measures and Results:

- Increased level of investment in existing and new businesses.
- Increased range of businesses and organisations.
- Reduced levels of vacant and derelict properties.
- Increased number of new businesses and organisations.
- Increased interaction with and support from stakeholders including local authorities.

13. Organisation, Resources and Delivery

The preparation of this BID Proposal has been managed by the St Peters Quarter Company, which is a not-for-profit company, limited by guarantee. It is legally and operationally responsible to the businesses in the BID area for all BID activities and acts on their behalf.

The Board is elected by the members of St Peters Quarter BID Company, drawn predominantly from those paying a levy in the area and made up of a representative cross-section of the businesses and stakeholders of the area and key agencies associated with the successful delivery of the BID project. It will continue to be driven by the private sector and includes two Councillors from Derby City Council as a Director.

The main role of the Board is to safeguard the interests of levy payers by ensuring that the business operates in line with the BID plan, is professional and offers consistent value for money in line with its targets. The Board will ensure that the implementation of the BID will be monitored and delivered cost effectively, through keeping overheads to a minimum and using methods which will optimise the use of the revenue budget and add real value to the delivery of the plan.

All businesses will be encouraged to be actively involved in the Board and associated working groups to represent the levy payers. Through specific working groups, the Board will be instrumental in prioritising the requirements of the levy payers into deliverable projects which address their needs, within the framework of the business plan.

The Board will continue to provide a consistent, collective and effective voice for the businesses and organisations in St Peters Quarter. All roles on the Board, and any working groups are voluntary and are undertaken with a commitment to represent the interests of all businesses in the area.

In support of its vision and objectives, the BID will encourage collaboration with all key stakeholders involved in the city centre through a city centre forum. Collaborative working between businesses and other organisations in the city centre will also be encouraged to build upon the sense of business community and ensure that the skills and resources available for delivery of the BID are enhanced and deliver best value.

There will continue to be hands-on dedicated Project and Contract Management to support the initiatives from any working groups. This management role will also provide administrative support and project delivery for the BID Company as well as coordinating activity with partner organisations and ensuring cost-effective delivery of projects through tendering and careful management of contracts.

The effectiveness of the measures undertaken will be gauged by Key Performance Indicators for each project area, including footfall, customer surveys, business surveys, photographic evidence, car parking usage and retail turnover movement.

Besides regular newsletters and other forms of bulletins, there will be an annual report providing details on activities and performance of the company against the objectives of the delivery plan for the previous year.

All Levy payers are entitled, on application, to become members of St Peters Quarter BID Company. There will be an Annual General Meeting at which all members of the company are invited to attend and vote and at which Directors will be retired by rotation and new Directors elected in accordance with the articles of the company.

14. St Peters Quarter BID Budget and Finances

14.1. Balancing the Budget

2020 presented the businesses and organisations of St Peters Quarter with unprecedented and significant challenges and the Board have tried to balance the costs to businesses with the requirement to generate sufficient funds to provide support, make a tangible difference on the ground and help drive forward the changes needed in St Peters Quarter.

Given the unprecedented challenges facing businesses this year and that once levy criteria is set it cannot be changed during the term of the BID, the Board has made the provision in the levy that for any business ratepayer who is legally required to cease use of their premises they will be given 100% relief for that time period if they are not in a position of being able to use for it for any other purpose (see Section 15, Paragraph 16 for details).

The investment being sought from businesses in the BID area is modest in relation to what can be achieved. For the smallest business in the Business Improvement District the daily cost is less than the cost of a cup of coffee from a coffee shop and even for a larger business the daily cost is less than a light lunch a day.

The BID has been successful in leveraging in additional funding and will continue to look to leverage in additional cash funding, grants and value in kind, to support the delivery of this plan and add to the investment made by St Peters Quarter businesses through the BID.

With a 1.95% of rateable value contribution, the indicative costs to a business would be:

Rateable Value	Levy Rate	Annual	This equates to: Weekly	This equates to: Daily
£1 - £12,000	Zero	Zero	Zero	Zero
£12,001	1.95%	£234	£4.50	£0.64
£25,000	1.95%	£488	£9.38	£1.34
£75,000	1.95%	£1,463	£28.13	£4.01
£150,000	1.95%	£2,925	£56.25	£8.01
£200,000	1.95%	£3,900	£75.00	£10.68
£250,000	1.95%	£4,875	£93.75	£13.36

14.2. The St Peters Quarter BID Budget five years 2022 - 2027

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Income						
BID levy revenue (Note 1)	£ 178,167	£ 181,730	£ 185,365	£ 189,072	£ 192,854	£ 927,188
Total Income	£ 178,167	£ 181,730	£ 185,365	£ 189,072	£ 192,854	£ 927,188
Expenditure						
Objective 1 – Welcoming	£ 72,880	£ 73,292	£ 73,712	£ 74,141	£ 74,578	£ 368,602
Objective 2 - Celebrating	£ 45,580	£ 45,838	£ 46,100	£ 46,368	£ 46,642	£ 230,528
Objective 3 - Supporting	£ 23,100	£ 23,231	£ 23,364	£ 23,500	£ 23,638	£ 116,832
Central Management Costs, Administration, Office (Note 2)	£ 22,464	£ 22,913	£ 23,372	£ 23,839	£ 24,316	£ 116,904
Levy Collection costs	£ 5,235	£ 5,340	£ 5,446	£ 5,555	£ 5,667	£ 27,243
Contingency (Note 3)	£ 8,908	£ 9,087	£ 9,268	£ 9,454	£ 9,643	£ 46,359
Total Expenditure	£ 178,167	£ 179,700	£ 181,262	£ 182,857	£ 184,483	£ 906,469
Accrual for Renewal (Note 4)	£ -	£ 2,031	£ 4,103	£ 6,216	£ 8,371	£ 20,721

Notes

- 1) Assumes a 95% collection rate and 2% per annum inflation
- 2) Central admin, office and fixed overheads
- 3) Calculated as 5% of total levy billed
- 4) Accrual retained from levy revenue to provide for costs of renewal of the BID for any additional term, otherwise they will be spent on additional projects in the final year

14.3. Cost of the BID Development

The costs incurred in undertaking the research and developing the new BID proposals have been built into the budget of the current BID. The costs for holding the renewal ballot are met by Derby City Council.

14.4. Sources of Additional Funding

The BID Company intends to seek additional funding where possible to increase the benefits that can be delivered by the BID to businesses. Other possible income sources will include grants where the criteria match the aims of the business plan, voluntary contributions from property owners, companies and organisations outside the BID area and those not liable for the levy.

Through discussion, developers, property owners and other stakeholders in the area will be invited to participate in the Business Improvement District and improve delivery against the business plan objectives even further.

14.5. Application of BID Funds and Alteration of BID Arrangements

The BID funds will be ring-fenced and will be controlled by participating businesses. Details of the BID Company's accountability to businesses are given in Section 11 The BID's Response.

As part of the Alteration of BID Arrangements (see Section 4.3), the budget headings and the project costs can be altered within the constraints of the revenue received through the levy. The St Peters Quarter BID Company will be empowered to move funds between budget headings and between financial years to provide the services which best meet the requirements of the BID area within the framework of the BID Proposal and Business Plan's objectives. Such adjustments will be fully accountable to the businesses through the performance monitoring arrangements set out in Section 12.

14.6. Governance and management of the BID Budget

In order to ensure that the projects remain relevant and continue to address needs and priorities of the businesses in St Peters Quarter during its five-year life, the Board of St Peters Quarter BID may from time to time make modifications to the budget allocations for each of the main projects and the management and administration of the BID.

It will be the responsibility of the Board to make adjustments to the allocations of expenditure budget as and when they deem appropriate and to ensure that all the main aims of the BID, stated in Section 12, continue to be addressed and that all BID activity contributes towards the achievement of the vision. The Board will also monitor and gauge the effectiveness of the BID operations and activities.

15. Levy Criteria for the St Peters Quarter BID

Every BID has to establish its own levy rules. Reference has been made to the use of the 'Industry Criteria and Guidance' prepared for Revo in association with; ATCM, ACS, BRC, Intu and BPF in developing the rules which will apply to the St Peters Quarter BID.

Business Improvement Districts use rateable values of businesses as a means of calculating levy and determining the associated criteria. This provides the basis for an equitable approach to charging to reflect the value which businesses will receive in services and support from the activities of the BID.

The St Peters Quarter BID Company has tried to balance the ambitions of businesses in the BID plan against the affordability of the levy and the requirement to ensure that the BID is able to deliver best value.

A hereditament is defined in Section 115 (1) of the General Rate Act 1967 (the 1967 Act) as: 'property which is or may become liable to a rate, being a unit of such property which is, or would fall to be, shown as a separate item in the valuation list'. For the purposes of this levy criteria the words, 'land, 'properties' and 'premises' will also be interpreted as a hereditament.

1. Assuming a positive BID vote by a majority of businesses by number and rateable value of those who vote, the BID levy will be charged on all hereditaments listed in the local Non- Domestic Rating List located within the BID area. This applies irrespective of whether or how a business has voted in the formal BID ballot. Legislation within the Local Government Finance Act (2003) enables the local authority to issue a bill for the levy. The levy is collected by the billing authority, the Derby City Council. The St Peters Quarter BID Company will invoice the billing authority, for the levy collected for exclusive use of the BID.
2. All businesses which will be subject to the BID who are shown on the Derby City Council's (the Billing Authority) NNDR billing system on the day the ballot holder publishes the notice of the ballot at least 42 days before the day of the ballot shown as the liable party (for the purposes of this Ballot taken as the 4th November 2021), subject to final check and audit, will be entitled to vote for the BID proposal in a 28 day postal ballot which will commence on 18th November 2021, with the close of ballot at 5pm on 16th December 2021. The result will be announced as soon as possible thereafter. To clarify, any hereditament which does not qualify for a levy on the 4th November 2021 and has a rateable value of £12,001 or more will be included in the Billing Authority's Billing system so that if at any stage during this BID term it is subject to change which makes it fit this levy criteria in this Section 15, then it will become liable for a levy charge.
3. If successful at the ballot, the BID will be fixed for a term of 5 years. The BID will commence operation on 1st April 2022 and will run until 31st March 2027. Levy bills will be issued for the first payment due 1st April 2022 and each year thereafter. (See paragraph 10 for more detail).
4. The levy amounts for non-domestic hereditaments will be applied as follows:
 - a. The BID levy for the billing cycle from the 1st April 2022 to 31st March 2023, will be 1.95% of the 2017 rateable value shown on Derby City Council's (the billing authority's) NNDR billing system as at 4th November 2021 and will only be subject to the changes as stated in the clauses below for each defined business within the scope of the BID for each year thereafter, with the exception of those hereditaments with a rateable value of £12,000 or less.

- b. Premises with a rateable value of £12,000 or less showing on the billing authority's NNDR billing system as at 4th November 2021 will not be subject to any levy and will not have a vote for these properties.
5. Any hereditament where the occupier is a registered charities or have charitable status, in receipt of mandatory charitable rate relief (awarded under section 43 – part 5 and 6 – of the Local Government Finance Act 1988), or discretionary relief will not pay a levy as per the criteria outlined in this Section 15 of the BID Proposal and Business Plan unless they are a College, University or place of further or higher education or associated properties, in which case the levy charge will apply.
6. The levy will be due for all non-domestic hereditaments, including empty or untenanted properties or hereditaments other than those that are exempt within the criteria laid out in this section 15 of this business plan 'Levy Criteria for the St Peters Quarter BID'.
7. The liable person is the ratepayer or person entitled to possession for occupied or unoccupied premises in the year of the collection of the levy. In accordance with the Non-Domestic Rating (Collection and Enforcement) (Local Lists) Regulations 1989 (S.I. 1989/1058) and the Non-Domestic Rating (Collection and Enforcement) (Miscellaneous Provisions) Regulations 1989 (S.I. 1989/1060), The Billing Authority, Derby City Council (acting on behalf of the St Peters Quarter BID) will be responsible for the imposition, billing, administration, collection, recovery and application of the BID levy. The Billing Authority will also be responsible for any enforcement action that may be appropriate in case of non-payment of the levy. Any retrospective liabilities for periods back to 1st April 2017 to 31st March 2022 are subject to the BID Levy rules applicable for those BID billing years as well as subject to the provisions of the Limitation Act 1980.
8. With effect from the start of the second billing cycle commencing 1st April 2023 there will be an annual inflationary increase of all levy charges year on year for the duration of the Business Improvement District. This will be a minimum of 2% increase year on year or the inflation percentage as determined by the Consumer Price Index as at the 30th November of the year before the next billing process, whichever is the greater, rounded up or down to the nearest two decimal places (e.g. if the levy percentage is 1.95% and increases by 2% then the new percentage to be applied to the levy calculation would be 1.989% rounded up to 1.99%).
9. The BID financial year will last for 365 days (366 in a leap year) between 1st April and 31st March.
10. The BID's chargeable period is a year or part of a year, broken down into daily charges based on the rateable value at 4th November 2021. It is to be paid in full in advance, the first chargeable period will be 365 days (366 in a leap year) from 1st April 2022 to the 31st March 2023 and for each year thereafter. The only exception to the due date of the 1st April is where a proportional liability exists due to any change in circumstances identified in this Section 15 'Levy Criteria for St Peters Quarter BID', in which case, the levy charge will fall due 14 days after the demand is issued. The daily BID levy charge for each individual ratepayer is to be calculated by multiplying its rateable value by the BID percentage levy and dividing the result by the number of days in the financial year or part year of the chargeable period or where the amount has been capped at a specified amount, dividing the capped amount by the number of days in the financial year or part year of the chargeable period. The BID Levy liability is calculated on a daily basis based on the position as at the "end of the day" - midnight. If there is a change of occupier part way through the chargeable period the BID Levy liability will be recalculated for the outgoing occupier on this basis (so for example: if someone moves out on, 1st June 2022, then their liability ceases

on 31st May 2022 and they do not pay a levy for 1st June 2022). The BID levy liability will then fall to whoever qualifies under this criteria and any levy calculated on a pro-rata basis.

11. The levy will be charged for each chargeable period in advance and is to be paid in full by the due date. At the start of the chargeable period, the bill is issued based on the assumption that the levy payer remains in occupation throughout the course of the financial year. Any business which ceases to become the liable party during the period must apply to the Derby City Council, the Billing Authority for a refund for the remainder of the period if an apportionment is required between the outgoing and incoming liable parties, and the new liable party will be charged on a pro-rata basis.
12. If a property is deleted from the Rating List or there is any other change covered by Section 15 paragraph 13 a revised bill will be issued as a final adjustment notice. The charge or refund amount will be calculated pro rata between the date of the change in occupation and the date of the financial year end. Refer also to Section 15 paragraph 10 above.
13. The BID levy is payable in one installment. This installment date will be specified on the Demand Notice. The notice will be served as soon as practicable after the Billing Authority becomes aware of a BID levy liability and the liability will be calculated from the effective date of any of the following changes being recorded on the Rating List even if the effective date is prior to the 4th November 2021.
 - a. **NEW PROPERTY:** New premises, or properties which were not on the 'local non-domestic rating list' at the start of the BID but become subject to rates within the BID boundary or on new streets within the BID boundary after the BID is in force, will be expected to pay a BID Levy based on the % or fixed levy charge appropriate in relation to its new/current rateable value
 - b. **SPLIT PROPERTY:** Where property is split, two or more BID levies should be made on the revised premises from the date of split on the basis of the revised new/current rateable values shown in the 'local non-domestic rating list'.
 - c. **MERGED PROPERTY:** Where premises are merged the BID Levy should be based on the % or fixed levy charge appropriate in relation to the revised property's new/current rateable value shown in the 'local non-domestic rating list'.
 - d. **CHANGE OF OWNERSHIP:** Any change of ownership or occupancy of a property where the business rate payer as the liable party for the levy, changes, will be liable to the levy rate current at the time of the change.
 - e. **NEW PROPERTIES:** The creation of a new business rated hereditament within the BID boundary will be liable to the levy rate based on the rateable value shown in the 'local non-domestic rating list' at the time of change of use or creation of the new business hereditament.
 - f. **RE-INSTATEMENT:** If a property which had been deleted from the rating list or been assigned a zero rateable value is bought back into rating on the 'local non-domestic rating list' or assigned a rateable value of more than zero. The charge or refund amount will be calculated pro rata between the date of the change in occupation and the date of the financial year end.
 - g. **CHANGE OF STATUS:** Where the status of the hereditament changes from one where a levy is due within the meaning of the levy criteria in this Section 15 to one where it is not due

Adjustments will be made and revised bills issued. The charge or refund amount will be calculated pro rata between the date of the change covered by this paragraph 13 and the date of the financial year end.

14. No amendments will be made to the rateable value of any property in the BID area as a result of any general or property specific re-valuation other than for the criteria listed above whether or not it is applied retrospectively to a point in time prior to the 4th November 2021 and in any case BID levy calculations for the period up to the 1st April 2022 will be based upon the criteria of the BID Proposal 2017– 2022.

15. No other relief or exemption will be given to any class of BID levy payer and there is no distinction made between occupied or unoccupied hereditaments, both occupancy statuses attracting the full BID levy, unless it is a hereditament: -

- a. whose owner or occupier is prohibited by law from using it for the primary purpose for which it was originally intended, for clarity and for the purposes of this levy criteria it will only cover a property where the prohibition by law results in no 'value or benefit' to the possessor and at the discretion of the BID.
- b. which is kept vacant by reason of action taken by or on behalf of the Crown or any local or public authority with a view to prohibiting the occupation of the hereditament or to acquiring it;
- c. which is vacant and is included in the Schedule of Monuments compiled under section 1 of the Ancient Monuments and Archaeological Areas Act 1979;
- d. where, in respect of the owner's estate, there subsists a bankruptcy order within the meaning of section 381(2) of the Insolvency Act 1986;
- e. whose owner is entitled to possession of the hereditament in his capacity as trustee under a deed of arrangement to which the Deeds of Arrangement Act 1914 applies;
- f. whose owner is a company which is subject to a winding-up order made under the Insolvency Act 1986 and as amended in the Corporate Insolvency and Governance Act 2021 or which is being wound up voluntarily under that Act;
- g. whose owner is a company in administration within the meaning of paragraph 1 of Schedule B1 to the Insolvency Act 1986 and as amended in the Corporate Insolvency and Governance Act 2021 or is subject to an administration order made under the former administration provisions within the meaning of article 3 of the Enterprise Act 2002 (Commencement No. 4 and Transitional Provisions and Savings) Order 2003;
- h. whose owner is a company in 'Company Voluntary Arrangement' within the meaning of Insolvency Act 1986 and all and any legislative amendments made thereafter and during the lifetime of the BID.
- i. whose owner is entitled to possession of the hereditament in his capacity as liquidator by virtue of an order made under section 112 or section 145 of the Insolvency Act 1986 and as amended in the Corporate Insolvency and Governance Act 2021.
- j. where it is a place of religious worship, a hostel, a place of refuge or a place of rehabilitation.
- k. where it is a non-domestic hereditament such as an ATM, radio or telephone mast, advertising hoarding or digital panel, individual car parking space, communication mast, roundabout, public toilets etc.

in which case the hereditament will be exempt for the period of time where any one of these above criteria in Section 15 paragraph 15 apply.

16. For clarity a hereditament which is the subject of a building preservation notice within the meaning of the Planning (Listed Buildings and Conservation Areas) Act 1990 or is included in a list compiled under section 1 of that Act will be subject to levy unless its use is covered by any of the other exemptions listed in this section 15 of this business plan 'Levy Criteria for the St Peters Quarter BID'.
17. The levy will be due from any business or individual who is entitled to possession of any hereditaments on any road or street which has not yet been constructed or named at the time of the ballot and any new hereditament built or created within the shaded area of the map shown in Section 7 in this Proposal and Business Plan which fall within the levy criteria of Section 15, from the 4th November 2021 at any time during the life of the BID but which are not specifically identified on the map in Section 7, with effect from the date at which their rateable value takes effect.
18. As per Section 15 paragraph 4.a. any hereditament with a rateable value of £12,000 or less will be exempt from the levy and will not be permitted to vote in the ballot. Any business which does not fall within the BID levy criteria will be encouraged to apply to be a voluntary member of St Peters Quarter BID Ltd so that they can benefit from the full range of services provided by the BID.
19. Subject to the criteria stated above within the BID boundary as defined in Section 7, the BID levy is a statutorily compulsory payment regardless of whether the person or business entitled to possession of a liable property exercised its vote or voted against the BID.

16. Risk analysis

16.1. The responsibilities of the BID Company

St Peters Quarter Derby Ltd (The BID Company) is a company limited by guarantee, and a significant business in its own right. It not only has all the attendant risks and responsibilities that go with this but also, subject to the vote in favour of the BID, will have a mandate from the businesses in the area to deliver the BID Business Plan. This is a significant responsibility which has an influence over the commercial prosperity of St Peters Quarter, the businesses in the area and everyone who rely upon it for their living.

It is important therefore, to articulate some of the external and internal issues that have a direct bearing on the ability of the Company to trade successfully, as well as highlight the consequences of not adopting the principles of the BID and the benefits that accrue from the delivery of the plan.

16.2. BIDs in other places

BIDs have been proving their worth and commercial value across the UK over the last fifteen years as effective mechanisms to improve trading environments for all sorts and types of businesses. Over the last eighteen months, businesses have faced significant challenges as a result of the pandemic, and BIDs have stepped up to provide whatever support they can.

Where BIDs have reached the end of their first term many have seen even greater votes in favour and larger turnouts than the first time of voting. They are seen as providing businesses with very effective returns on investment. A few ballots have taken place during the COVID period and despite the challenges, generated high turnouts and significant votes in favour. These include Nottingham and Altrincham renewals, reflecting the value businesses place upon them.

16.3. The Importance of Voting ‘YES’

If you want the BID, its collective influence and all its associated benefits to continue and support your business, you will need to vote for it. If the vote does not get sufficient votes in favour both by number and rateable value, the BID and all its associated activities will stop as of 31st March 2022.

There will be no collective voice or mechanism through which you can shape or control the support you receive and businesses will be left to face the challenges and uncertainties of the future alone.

16.4. Working with key partners

In order to deliver exceptional value for money within the framework of the aims and objectives of the plan, the BID will continue to work closely with other key stakeholders such as property owners, developers, the Local Authorities, Police and other public bodies. It will seek, wherever possible, to influence and shape larger projects to the benefit of its own aims while supporting others to achieve their own objectives.

In working with others, the over-riding principle of the BID should not be compromised i.e. that the BID is providing services and benefits additional to those which would have happened if the BID had not been in existence.

16.5. Sustainable mechanism for the development of St Peters Quarter

The BID is a unique mechanism which combines solid business support with a compulsory payment scheme which creates benefit for all on an equitable basis. It also guarantees constant cash flow to deliver the projects and priorities identified by the businesses. It provides a solid platform for the BID Company to control costs, plan over the longer term and rise to the expectations of its stakeholders.

A contingency is contained within each of the project areas, meaning that, should the income from the additional voluntary contributions fall short of those budgeted for any period, costs can be adjusted accordingly.

In the unlikely event that circumstances beyond the control of the BID Company mean that it fails to bring about the benefits envisaged, the business electorate will have the final say. At the end of the 5 years, if no discernable difference is detected then a vote against renewal can simply “switch off” the BID and with it all business contributions.

There is no plan to rely upon bank or other financial support other than the levy and so there is no prospect of financial insecurity. In any event, the Company will produce monthly management accounts and financial forecasts for information for the Board, nominated by the levy payers. Appointed auditors will produce end-of-year accounts, made available to all contributors and the local authority and these will be filed at Companies House in the normal way.

St Peters Quarter Derby Ltd is VAT registered to ensure that the tax can be reclaimed on expenditure. It also benefits from mutual trading status meaning that it is exempt from any Corporation Tax liability on the levy and grants revenue received.

17. Final thoughts

I have been privileged, over the last ten years, to work closely with a group of business people who are all committed to creating new opportunities for the business community of St Peters Quarter and for those who live and work here. I believe St Peters Quarter is a place which has a good sense of community but needs a new direction, a renewed sense of purpose and a clearer identity in a rapidly changing world.

This is a unique opportunity to put funding directly back into St Peters Quarter, to be spent exclusively on projects that matter to you. We cannot afford to let this opportunity pass us by. St Peters Quarter is a great place to live, shop, relax and work and by investing a small amount individually, we can continue to stand together and create something really special for years to come.

This business plan provides a clear direction for the next five years of St Peters Quarter BID. The levy paid by businesses enables the BID to deliver a range of projects for the betterment of the area in which you trade and in line with the priorities which you identified.

St Peters Quarter BID will continue to be the collective voice for levy paying businesses and to provide opportunities to forge even stronger links between the business community and key stakeholders. The events of the last eighteen months have shown the need to work together and the benefits of a close and resilient business community.

The first step to this and in your involvement on the forthcoming journey is to vote YES in the ballot in December.

Helen Wathall
MD of G Wathall and Son Ltd
Chair of St Peters Quarter Derby Ltd

Appendices

Appendix 1 – Definitions

The following terms, used throughout this Proposal document, shall have the same meaning as provided in the Local Government Act 2003 and the Business Improvement Districts (England) Regulations 2004.

- “BID” means Business Improvement District.
- This document is a BID proposal for the purposes of the Act. If approved it will become the BID arrangements which govern the way in which the BID levy can be used.
- “the 2003 Act” means the Local Government Act 2003.
- “the 1988 Act” means the Local Government Finance Act 1988.
- “the COVID Act” means the 2020 Coronavirus Act, Chapter 7, Part 1, Section 79.
- “BID ballot” means a ballot under Section 49(1) of the Local Government Act, 2003.
- “BID body” means, the body (whether corporate or not corporate) responsible for the implementation of the arrangements in this case defined in the plan as the ‘St Peters Quarter Derby Ltd’.
- “BID Company” is the ‘St Peters Quarter Derby Ltd’ and is accountable for the budget and delivery of the BID Arrangements in accordance with this BID Proposal and Business Plan.
- “BID proposer” means the person or body who draws up BID proposals as defined by the BID Regulations, in this plan it is the ‘St Peters Quarter Derby Ltd’.
- “commencement date” subject to regulation 9(12) of the Business Improvement Districts (England) Regulations 2004, means the day, pursuant to Section 53 of the 2003 Act, the BID arrangements are to come into force.
- “hereditament” means anything which is or is treated as being a hereditament by virtue of the provisions of or any provisions made under Section 64 of the 1988 Act including any hereditament to which regulation 6 of the Non-Domestic Rating (Miscellaneous Provisions) Regulations 1989 applies but otherwise excluding any hereditament to which regulations made under Section 64(3)(b) of the 1988 Act apply.
- “renewal ballot” means a ballot under Section 54(2) of the 2003 Act.
- “BID Levy” means a charge imposed on the non-domestic ratepayers, or a class of such ratepayers in the district

Appendix 2 – Streets included in the BID Area listed alphabetically

Street name	Limitations
Albert Street	South side
Albion Street	Outside shopping centre
Babington Lane	
Back Sitwell Street	
Becket Street	Part of
Becketwell Lane	
Colyear Street	
Crompton Street	Only including 2,4,6 and 8
Crown Walk	Businesses fronting onto East Street
Degge Street	
East Street	
Exchange Street	
Forester Street	All hereditaments to the south and only including the car park on the north side.
Gower Street	
Green Lane	
London Road	A section between the Spot and Bradshaw Way
Macklin Street	
Morledge	
Osmaston Road	From the Spot to the junction with Bradshaw Way
Riverlights	
Sacheveral Street	Between Back Sitwell Street and Lara Croft Way
Sitwell Street	
St Peters Churchyard	
St Peters Street	Excluding properties paying a service charge to a shopping mall operator
St Peters Way	Businesses fronting onto St Peter's Street
The Spot	
Thorn tree Lane	

Victoria Street	South side
Wilmot Street	Between Osmaston Road and Lara Croft Way
Wilson Street	Part of

Acknowledgements

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Derby City Council
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Further information

For more information about the BID or to discuss any aspect of this business plan please contact Ashley Lewis by calling 01332419050 or emailing enquiries@stpetersquarter.co.uk

Postal Address:
St Peters Quarter Derby Limited
2nd Floor, 12 The Strand
Derby, Derbyshire DE1 1BA

ST Peters QUARTER DERBY



www.stpetersquarter.co.uk