



SOME OF THE THINGS WE DO ON THE PARK

LANGTHWAITE BUSINESS IMPROVEMENT DISTRICT PROPOSAL AND BUSINESS PLAN 2026 - 2031

BID Proposal and Business Plan 2026-2031

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Message from Chair

We are coming towards the end of our current 5-year Langthwaite BID that started back in April 2021. A lot has changed in the world since then. The wider world is not as predictable, stable or safe as it used to be and operating a business in the current economic environment can be challenging.

Since 2021, Langthwaite has seen continued successful service delivery. Crime within the park is still at an all-time low, roads are gritted in winter, and the overall feel of the park is of a cleaner, greener and more dynamic place.

There has been an increase in investment on the park, bringing growth and jobs to our area. PBE, a global systems provider, acquired ADE, and OSI, a global food manufacturer, acquired Yorkshire Premier Meat. DIY Kitchens opened the largest kitchen showroom in the UK and Production Park completed their XPLORE, Studio 005 building that was only in the planning stages in 2021.

I am proud to note that 9% of the Wakefield District's top 100 businesses are located on Langthwaite Business Park. Work continues on the development of the 9.45-hectare Langthwaite Enterprise Zone with over £12 million of public funding committed to the expansion to date. The additional land for industrial use will bring welcome opportunities for business and employment.

The Board and I want to thank all businesses on Langthwaite for helping to create an improving working environment. With your help we have created a new business plan which ensures that the services you feel are important to you and your businesses over the next five years, are funded, strengthened and continued. Like most businesses over the past few years our costs have risen.

We recognise the continued financial pressure on our members, and therefore as part of this BID renewal, we are only asking to make modest increases.

Please look out for the ballot papers that will be in the post from 1st October 2025 and tick the box that says "YES" for an even stronger Langthwaite in which your business can prosper.

T Crooks

Toni Crooks
Chair, Langthwaite Business Association

Langthwaite – Stronger Together

Renewal Ballot 2026 – 2031

The Vision

‘To continue to enhance and develop Langthwaite Business Park by monitoring its security and supporting the operation and growth of existing businesses, whilst also attracting new enterprises, investment and employment.’

This BID Proposal and Business Plan should be read in conjunction with the BID renewal Prospectus sent to all levy payers eligible to vote in the BID Renewal ballot.

If you require further information or a hard copy of this BID Proposal and Business Plan, please call 01977 652984.

Current BID Board Members

Langthwaite Business Association (LBA) Ltd is the BID Company established to fulfil the Business Improvement District Statutory Provisions. It is a company limited by guarantee with a voluntary Board whose membership is open to all BID Levy Payers in the BID area.

The current Board members are:

Name	Company
Directors	
Toni Crooks	Alan W Crooks Haulage
David Mothershaw	West Yorkshire Horseboxes
Jim Farmery	Production Park
Matt Stevenson	Slide Motorsport
Non – Voting Representative	
Lucy Newton	Wakefield Council

The BID Proposal and Business Plan- 2026-2031

Working with key partners, this BID proposal and business plan will be delivered through achieving four strategic objectives and their related activities identified as important by you, these are:

1. Crime Prevention and Safety
2. Infrastructure
3. Environment
4. Business Support

Background and Summary

Business Improvement Districts (BIDs) are driven by participating businesses working together to develop and own a business plan which is voted on, and if agreed, is then funded through a levy based on business rateable values. The organisations/businesses paying the levy are called levy payers.

This levy is collected by Wakefield Council and paid directly to the BID Company, which is the Langthwaite Business Association Ltd (the BID Company for Langthwaite). Langthwaite Business Association Ltd (LBA) is a company limited by guarantee which is and will continue to be accountable to the levy payers in the Langthwaite BID area to manage and implement the business improvement district business plan.

There are over 300 BID areas in the UK, a number are into their second, third and fourth 5-year renewal terms. In the majority of cases, those BIDs seeking renewal have received an even stronger endorsement in the renewal vote than they did in the initial vote, demonstrating the ability of the process to deliver an improved operating environment for the businesses and supporting their competitiveness. BIDs have brought significant benefits to the trading environment of the businesses based in these locations.

The Benefits of the Langthwaite Business Improvement District

The Langthwaite BID will be coming to the end of its fifteenth year on the 31st of March 2026. The priority for the first five years was to address the serious crime issues and to halt the decline of an unattractive environment. These priorities were addressed with considerable success, and the BID has continued to be renewed every five years since then.

The priorities of the 2021 BID were to continue and build on the success of keeping crime down and making the park attractive and safe. The vigilance of the security service and regular grass cutting of public areas and clean ups have maintained the high standards that you, the levy payer, your employees, visitors and the local community have come to expect. Despite challenging economic times, the place has changed for the better. Underpinned by a professional and responsive park management team, Langthwaite now provides a safer, more attractive and functional working environment for the businesses and people working here.

This BID business plan has been developed to ensure that it:

- builds upon the achievements of the last 15 years.
- ensures that the high standard in security continues
- attempts to address some current pressure points.
- clearly defines the role of the BID.
- seeks to create and take advantage of new opportunities such as the Enterprise Zone.

- has focused activities that will remain relevant for next five years and
- has deliverable and achievable objectives.

A set of definitions for terms used throughout this document is provided in Appendix 4.

The plan takes account of the changes which have occurred over the last five years. It lays out a programme of investment to tackle issues prioritised by levy payers and to create a positive trading environment supporting all business sectors. To achieve this, the BID levy will be set at 4.21 % of rateable value (RV) for properties with a rateable value of more than £25,000 and a range of banded charges for properties with a rateable value of less than £25,000. The levy will be adjusted each year to allow for inflation.

Finance

This levy will be collected by the City of Wakefield Metropolitan District Council (hereafter known in this document as Wakefield Council) on behalf of the Business Improvement District (BID) and then paid directly to the BID Company in its entirety (less the cost of the levy collection which the Council is permitted to charge for). The levy is payable by non- domestic rate payers in the defined BID area, see appendix 2, regardless of whether or not they voted in the BID ballot, or how they actually voted. It is collected by Wakefield Council in much the same way as business rates.

The budgeted income over the five-year period of this BID is projected to be £1,839,808 million plus £56,665 for services businesses pay extra for. (See income and expenditure table under heading *Finance and Budget* on page 21.

The manner in which the BID Levy charge is calculated is defined in Appendix 1, the BID Levy Criteria.

The Area

The Langthwaite Business Park comprises some 57 plus hectares of industrial, warehousing and office space and is located in South Kirkby, in the south east of the Wakefield District. There will be an additional 9.5 hectares when the Langthwaite Enterprise Zone is complete. The park is home to approximately 103 companies, employing over 3000 people. See BID Area in Appendix 2

What is a BID?

A Business Improvement District (BID) is a geographically defined area where eligible organisations/businesses pay into a ring-fenced pot that funds additional services that the businesses have decided upon and approved in a legal ballot, and which will benefit themselves as well as the wider local community. The BID is a legal instrument within the Business Improvement Districts (England) Regulations 2004.

Each eligible business pays a BID Levy according to its size (by rateable value: R.V) to fund the additional services approved by the businesses. The provision of the additional services is managed and implemented by the businesses themselves and in the case of Langthwaite Business Park through a legal entity known as the Langthwaite Business Association (LBA) The directors of LBA are elected by members (those that pay the BID levy) annually at the Annual General Meeting of the LBA.

A BID lasts for up to five years, which is why the current Langthwaite BID, which started in 2021, needs to be renewed by a new ballot if the BID is to continue from April 2026 onwards for five more years.

How a BID works

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, with a ballot taking place much in the same way as the initial one.

The purpose of a BID is to provide new or expanded works and services or environmental enhancements within the prescribed BID area, funded via a BID levy. We intend that all services/improvements within the Langthwaite BID will be additional to those already provided by Wakefield Council and other statutory agencies with a role on the park, such as West Yorkshire Police.

The vote

A mandate to continue the BID Company and the delivery of the new Business Plan is required from those companies that trade within the BID boundary and are likely to have to pay a levy to finance the services within the business plan. The mandate will be determined through a 28-day postal ballot.

For this Business Plan to go ahead, more than 50 per cent of business ratepayers who vote have to vote ‘yes’. Those in favour also have to represent at least 50 per cent of the combined ‘rateable values’ of those who vote. 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, regardless of whether or not they voted or how they voted if they did.

The persons entitled to vote, and be liable for the levy, are the ratepayers of national non- domestic rates on premises within the boundary of the designated Business Improvement District area provided in this BID Proposal and Business Plan. (see BID Area, Appendix 2)

The Council’s Returning Officer will be the ballot holder for the Business Improvement District vote. The Council Returning Officer has made CIVICA Electoral Services responsible for conducting the ballot. Each BID levy payer is entitled to vote. CIVICA will send you information and details of the ballot, voting procedure and ballot paper/s. Details can also be found on the www.langthwaite.org website.

Alteration of arrangements

The Business Improvement District, its boundaries, business plan and the levy percentage cannot be altered without an alteration ballot. The BID board can, however, adjust projects and spend as they feel appropriate, provided the basic tenets of the plan and its associated budgets are not compromised.

Where the Langthwaite BID will operate

The BID area defined by the yellow line in the aerial map below – For specific details on the roads/areas included see Appendix 2



Ballot Timetable

Day	Action	Date
65	CES to Receive Wording for all Documents	Wednesday 27 August 2025
58	CES to Receive Mailing List	Wednesday 3 September 2025
44	Suggested Despatch of Notification of Ballot	Wednesday 17 September 2025
42	<i>Statutory (Latest) Date: Notification of Ballot</i>	<i>Friday 19 September 2025</i>
30	Suggested Despatch of ballot papers	Wednesday 1 October 2025
28	<i>Statutory (Latest) Date: Despatch of Ballot Papers</i>	<i>Friday 3 October 2025</i>
10	Latest Date to Appoint Proxy	Tuesday 21 October 2025
5	Latest Date to Cancel Proxy	Sunday 26 October 2025
4	Issue Of Replacements	Monday 27 October 2025
0	Close of Ballot	Friday 31 October 2025
-1	Issue of Result by 5pm	Monday 3 November 2025

Langthwaite Over 15 years – 2011 to 2026

Known as Langthwaite Grange Industrial Estate prior to the first BID being established, the area was that of a rundown estate. It was a regular dumping ground for fly-tippers and a high crime area. Businesses did not want to locate here. The businesses that were on the estate were voting with their feet and leaving, which resulted in job losses in our local communities and a lack of investment for future growth. The name of the park was changed in 2008 to Langthwaite Business Park.

Many of the businesses currently on Langthwaite Business Park remember these times and were actively involved with the regeneration of the park to what it is today.

The regeneration of the estate into a business park was led by Wakefield **first**, the development agency for the district at the time, and was supported by pioneering businesses on Langthwaite who were eager to see the area revitalised and changed.

Funding secured by Wakefield **first** was the catalyst for change, and this was supported by the businesses who gave their time and expertise to create a vision for the park and the projects necessary to bring the changes about. Businesses also committed to supporting the ongoing revenue costs for equipment to be installed and services to be provided to bring the vision to life.

Through consultation meetings between interested parties, four priority areas were identified for the regeneration of the park.

These were:

- To reduce the crime on the park.
- To stop the fly-tipping and clean up the park environment.
- To address the dilapidated buildings and roads within the park.
- To introduce a central point of contact to deal with any issues and offer support to businesses.

We are pleased to confirm that the cornerstone of those areas has continued to be maintained and expanded over the years. We could not have done it without your goodwill, commitment, and financial support.

The BID Levy Criteria – Also see Appendix 1

The levy amounts will be determined by the rateable value shown on the Valuation Office Agency's 2023 Non-Domestic Rating List for Wakefield Council (the billing authority) on 31st July 2025 and for each year thereafter will only be subject to the changes as stated in the clauses below, for each defined business within the scope of the BID. The calculations for the first year of the BID term 2026 - 2031 will be as follows:

- a. A hereditament with a rateable value of £25,001 or more will be charged a BID levy based on 4.21% of the rateable value with the exception of those with a rateable value of less than £25,001; and
- b. A hereditament with a rateable value of less than £25,001 but more than £10,000 will be charged a fixed charge in the first year of £940.89; and
- c. A hereditament with a rateable value of less than £10,001 but more than £5,000 will be charged a fixed charge in the first year of £768.40; and
- d. A hereditament with a rateable value of less than £5,001 but more than £1,000 will be charged a fixed charge in the first year of £529.24; and
- e. A hereditament with a rateable value of less than £1,001 will be charged a fixed charge in the first year of £145.06.

This levy arrangement will generate around £1,839,809 million in funding over the next 5 years to pay for the objectives outlined in this BID business plan and to be executed over the lifetime of the BID.

Duration

The current BID has to remain in operation up to the end of its stated life of the 31st March 2026. Our proposal is for this new Langthwaite Business Improvement District plan to operate for five years and to commence the day after, on the 1st April 2026. After five years, in 2031, the BID may be renewed again with a new BID proposal and business plan – but only after being subject to a ballot.

All businesses in the Langthwaite Business Improvement District area will benefit from the BID initiatives, regardless of whether they have voted in the ballot or not or are due to be charged a levy or not, and assuming that the ballot is successful.

Please also refer **to Appendix 1** for fuller detail.

Research and Consultation

Park Wide Survey

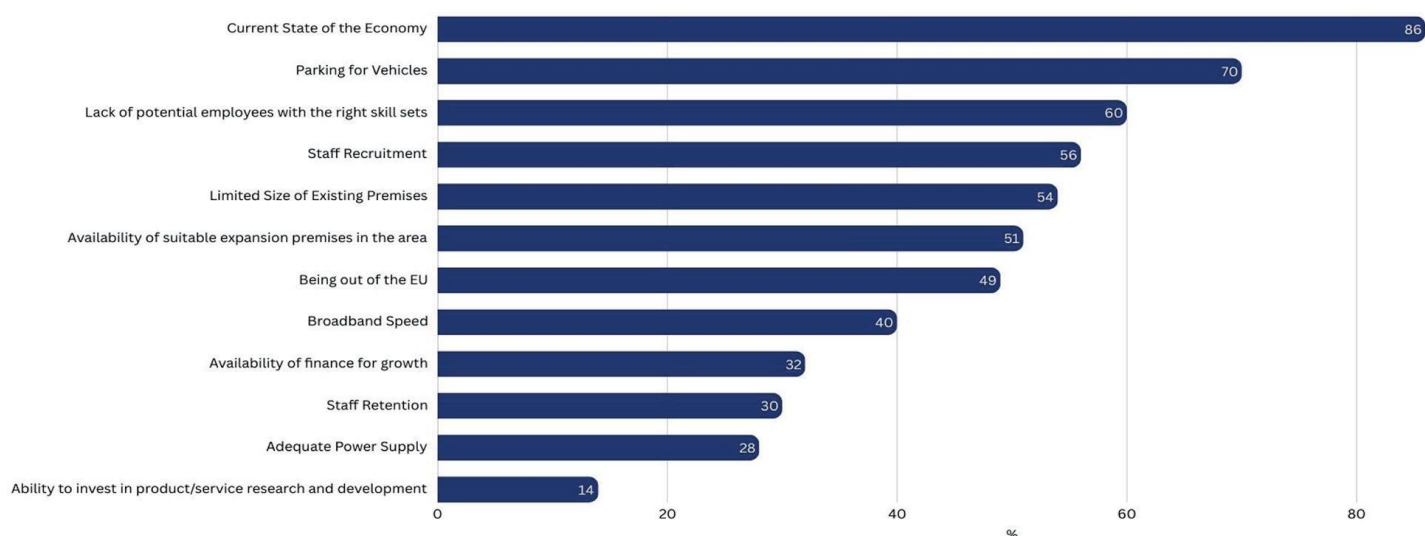
In this latest survey undertaken between 27th May 2025 and 3rd July 2025, it is reassuring to know that the park continues to be seen by 49% of businesses, who responded, that the area had become a better place to do business, with 39% stating they felt it had remained the same.

Businesses also responded positively towards the question regarding how their commercial performance in the area will develop over the next five years. With 44% of businesses believing that it will become better, and a further 40% believing that it will stay the same.

The current state of the economy was still a concern, with 86% of businesses stating that the current economy was the key challenge towards the growth of their business. See Chart One .

60% of businesses said the *lack of potential employees with the right skill sets* also impacted on their growth. 56% of businesses said staff recruitment was a challenge.

Chart 1. To what extent do the following matters present a challenge to the growth of your business? Using Very Important and Important



Crime and Safety

Throughout the current BID the LBA has continued to keep the park a low crime area, whilst crime has increased in the locality and surrounding areas during this time. Crime is still perceived as an issue and threat to businesses.

From the survey analysis, crime prevention and safety projects ranked the top two of current priority projects, please see Chart Two.

Levy Payers strongly wish to see the BID continuing to maintain the preventative measures enabling their businesses to operate in a safe and secure environment. With a focus on park wide CCTV camera monitoring and recording, security patrols, ANPR and providing security alerts and

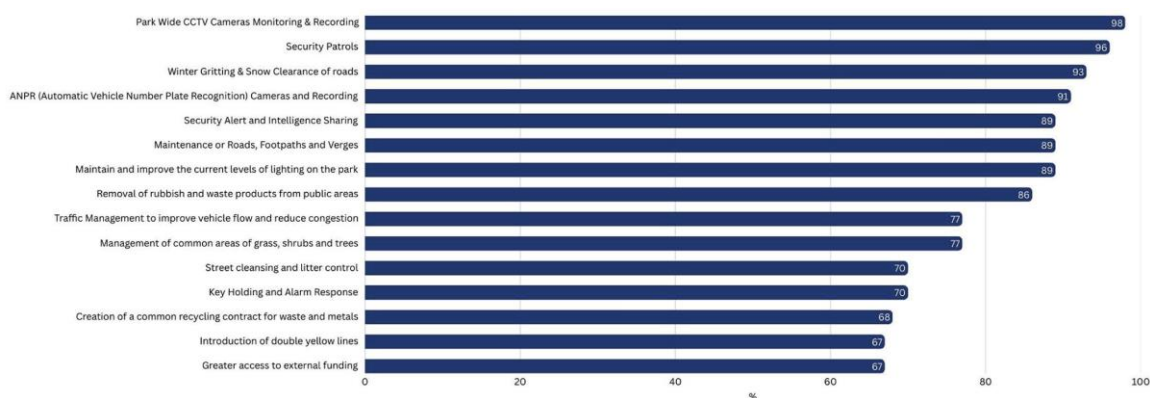
intelligence sharing.

Infrastructure and Environment

Keeping a clean and attractive environment for business owners, staff, employees and visitors to the park continues to remain high on the list of the priorities, with nine Infrastructure and Environment projects identified within the Top 15 as seen on Chart Two.

Responses show - Road Maintenance, lighting levels, removal of rubbish and waste products, traffic management and landscaping remain priorities that businesses wish to see continue in the next BID.

Chart 2. Top 15 projects businesses see as the current priority projects for their business. Using Very Important and Important



Our qualitative analysis of feedback also informs us that businesses, alongside the continued focus on security, would like to see an increased emphasis on infrastructure and business support projects.

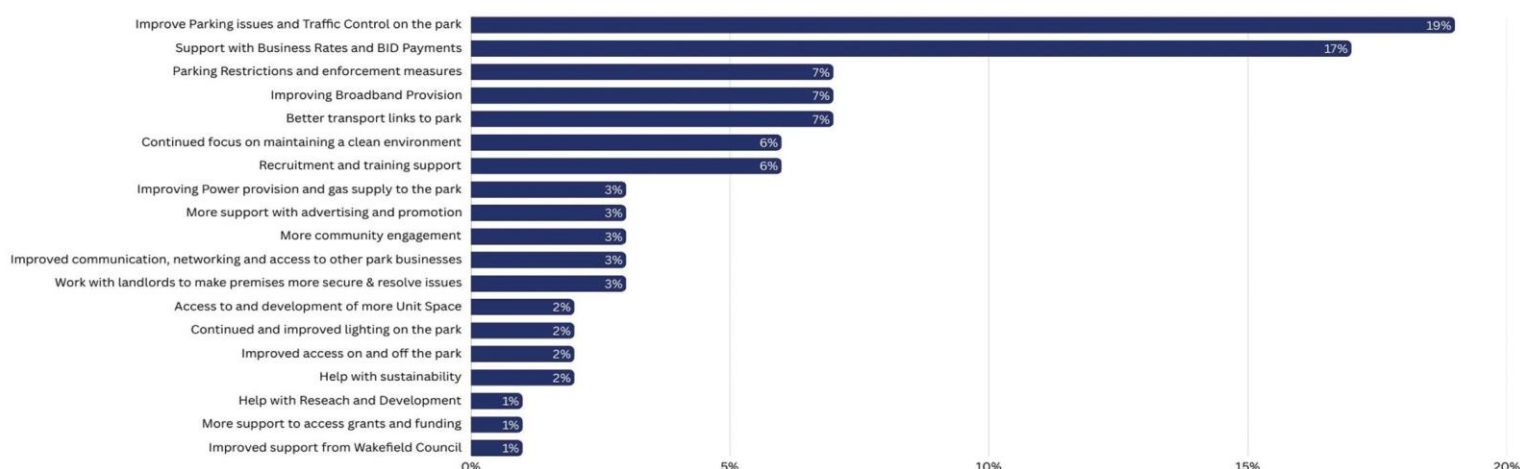
Please see Chart Three

Improving Parking Issues and Traffic Control came in top of the infrastructure projects, with 70% of businesses also highlighting parking issues as a major challenge to the growth of their business on Figure One.

The LBA is aware of the ongoing issue with parking and traffic flow on the park, but has no direct authority to implement any changes. Meetings have been held with the relevant statutory authorities to try to resolve this issue, but it remains an on-going process. Broadband provision presents a challenge to a number of businesses on the park.

The survey data highlights a number of business support projects which businesses feel could improve their performance now and in the future. These include, recruitment and training support, advertising and promotion, community engagement and improving communication, networking and access to other businesses located on the park.

Chart 3. Top 20 priorities and suggestions that the BID could deliver to improve business performance now and, in the future, identified from the Qualitative Analysis
Out of 100%



Business Growth and Investment

Providing additional support

During this current BID, £5,053,872 was sourced through Wakefield Council in grants and loans to businesses on the park. The funding included assistance for innovation, apprenticeships, business support and training. Businesses when consulted expressed money saving projects, greater access to external funding and more promotion of the business park as important business support projects. This is to be expected considering how businesses view the current state of the economy to be the key challenge to growth.

Strategic objectives and activities

The BID investment programme will be delivered through four key strategic objectives and their related activities, these objectives are:

Objective 1 – Crime Prevention and Safety

Work closely with the businesses, Police and other agencies (such as Wakefield Council) to maintain a safe and secure working environment for businesses, their premises, employees, customers, visitors and other users of the park.

Objective 2 - Infrastructure

Work with our partners to support the delivery and further improvement of infrastructure services on the park, including new service/manufacturing space on the Enterprise Zone so that businesses and their workforces and customers can operate in and access the park safely and effectively.

Objective 3 – Environment

Working with our partners to continue making the park into an attractive, tidy and safe environment in keeping with a high-quality setting supporting the professional and customer service standards of the businesses which operate on Langthwaite Business Park.

Objective 4 – Business Support

Together with our partners, support businesses on Langthwaite through the provision of services and benefits, which adds value to their operations so that they can grow and develop, access finance for growth, attract skilled people and raise their profile in existing and new markets.

The details for each objective are listed below

Objective 1 - Crime Prevention & Safety

Work closely with the businesses, Police and other agencies (such as Wakefield Council) to maintain a safe and secure working environment for businesses, their premises, employees, customers, visitors and other users of the park.

£1,054,130 over the life of the BID

ACTIVITIES

1. Closed Circuit Television (CCTV) and related technologies

- Maintain and update CCTV and Automatic Number Plate Recognition system (ANPR);
- Live monitoring of CCTV
- Mobile Patrols

2. Police and Security Patrols

- Visible policing and security presence

3. Crime Prevention information, bulletins and alerts

- Information and intelligence flow between the LBA and businesses.

BENEFITS

- Strong evidence-based record and an effective crime-solving tool.
- Effective and swift reporting of incidents to the Police.
- Regular flow of information and sharing of intelligence.
- Lower than average crime reported on Langthwaite Business Park.
- A safe environment for all who work and use Langthwaite Business Park.

Objective 2 – Infrastructure

Work with our partners to support the delivery and further improvement of infrastructure services on the park, including new service/manufacturing space on the Enterprise Zone so that businesses, their workforces and customers can operate in and access the park safely and effectively.

£146,415 over the life of the BID

ACTIVITIES

1. Improved roads and footpaths

- Winter gritting.
- Maintain and improve roads, footpaths and verges.
- Improved lighting on roads and footpaths.

2. Transport access

- Maintain pressure on authorities to monitor poor parking and improve traffic flow;
- Maintain pressure on authorities to ease congestion and improve traffic management.

3. Broadband

- Maintain pressure on Openreach (BT) for Improved broadband across Langthwaite Business Park.

4. Property maintenance and investment

- Encourage a consistent and coordinated approach to the use of properties;
- Actively work with the West Yorkshire Combined Authority and Wakefield Council to accelerate development of the Enterprise Zone

BENEFITS

- Improved parking management on Langthwaite.
- Working with partners, enhancements of broadband speeds across the park that achieves improved download and upload access speeds for broadband connections;
- New premises and business/industrial units made available for expansion on the Enterprise Zone.

Objective 3 – Environment

Working with our partners to continue making the park into an attractive, tidy and safe environment in keeping with a high-quality setting. Supporting the professional and customer service standards of the businesses which operate on Langthwaite Business Park.

£143,674 over the life of the BID

ACTIVITIES

1. Litter control and cleanliness

- Through our partners, manage and eliminate rubbish and other waste products from the public environment and encourage park businesses to do the same;
- Management of common areas of grass, shrubs and trees.

2. Pollution Control and Management

- Work with companies and agencies to minimise waste, debris and dust from affecting the park environment and locality.

3. More energy capacity enabling greener and cleaner projects

BENEFITS

- Tidier roads, paths and verges.
- Improved perception of physical attractiveness of the area;
- Development of energy advice initiatives, typically supplied by third party partners, made available

to businesses on the park to help them improve their business efficiency, minimise their energy use and reduce their carbon footprint.

Objective 4 - Business Support

Together with our partners, support businesses on Langthwaite through the provision of services and benefits. Adding value to their operations so that they can grow and develop, access finance for growth, attract skilled people and raise their profile in existing and new markets.

£140,015 over the life of the BID

ACTIVITIES

1. Recruitment, Training and Development

- Support skills development to help improved business performance and future growth.
- Advise and assist businesses in accessing appropriate support to enhance skills of staff.
- Signpost businesses to recruitment initiatives offered by the Council and Job Centre Plus.
- Briefing sessions on specific topics of interest to businesses.

2. Business Growth and investment

- Signposting, guidance and advice to businesses to invest in and grow their business.
- Support businesses to access external funding sources.
- Promote measures or initiatives that can assist businesses on the park.
- Encourage initiatives which develop, improve or establish new building and facilities for businesses on Langthwaite Business Park.

BENEFITS

- Assistance with recruitment, training and development for businesses.
- Increase in apprentices working in the park.
- Businesses assisted or introduced to external funding sources.
- Businesses applying for grants, loans or other assistance

Achievements of the BID – 1st April 2021 - 1st September 2026

Objective 1 - Crime Prevention & Safety

CCTV camera monitoring and recording – Video recorded on cameras 24/7. Live monitoring evenings, weekends and Bank Holidays – *Delivered*

Dedicated security patrols – During patrols security officers have secured 824 gates, attended 377 alarms and dealt with 444 incidents of doors, windows and shutters left open and lights being left on – *Delivered*

Automatic number plate recognition cameras – These cameras provide a mechanism through which it is possible to be alerted to suspicious vehicles that enter Langthwaite Business Park. 230 suspicious vehicles were monitored during this period – *Delivered*

Plan for expansion of CCTV infrastructure into new Enterprise Zone (EZ) – Development for the EZ began in early 2024 and is still ongoing. During phase 1 the ducting for the creation of a CCTV hub for expansion into the EZ is expected to be installed – *Ongoing*

Relocation of CCTV control room – CCTV control room and all CCTV systems relocated to new offices

within Ice Co / StoreLogs in 2021 – *Delivered*

Additional camera columns and digital HD cameras – Two new camera columns have been installed on the park along with 34 additional cameras. The CCTV System now has 91 cameras, which are a mix of 30 PTZ and 61 static cameras – *Delivered*

Crime intelligence sharing – Video footage of 49 crimes and incidents captured on CCTV have been shared with West Yorkshire Police, Wakefield Council and members of the public who had a right to request footage – *Delivered*

Additional Information

Video footage downloaded captured details of incidents in and around the park, a few examples are 3 pedestrians knocked down on Barnsley Road, 11 thefts, 2 burglaries, 6 road traffic accidents, 1 arson, 1 weapon, 1 cardiac arrest and 6 incidents of anti-social behaviour. From 1st April 2021 to 30th June 2025 (51 months) there were 187 incidents on the park that were reported to the LBA. 75% of the incidents related to anti-social behaviour, only 25% of the incidents were crimes against businesses on the park. In the South East of Wakefield District, West Yorkshire Police recorded 1,700 crimes for the month of May 2025 alone, none of which were on the park.

Objective 2 – Infrastructure

Support for development of a new Enterprise Zone for business expansion – Liaising with the West Yorkshire Combined Authority during phase 1 of the development of the EZ has enabled support to be given where appropriate. Regular information distributed to park businesses interested in locating to the EZ – *Ongoing*

Winter gritting – Maintain Park accessibility by gritting all public roads. Main roads around the park have been gritted over 89 times during this period – *Delivered*

Snow clearance – Snow clearance was undertaken 3 times throughout this period – *Delivered*

Continued improvement of lighting in specific areas – 1 large floodlight installed to replace 6 smaller external floodlights in a compound. Maintenance of all additional external lights carried out. 16 issues with street lighting reported and repaired during the period – *Delivered*

Maintenance of roads, footpaths and verges – 61 damaged bollards were reported to Wakefield Council who then reinstated the bollards, protecting footpaths and verges. No road maintenance works planned during this period – *Delivered*

Improved signage around the park – Additional security signs installed on businesses fences within the park – *Delivered*

Continue addressing traffic management/parking issues – Working with West Yorkshire Police (WYP), Wakefield Council and park businesses, traffic management and parking issues have continued to be addressed. WYP have issued parking tickets to drivers causing obstructions – *Ongoing*

Improved access to broadband – Openreach (BT) have no plans to build full fibre to certain post code areas on Langthwaite as of 4th August 2025. This means that currently some businesses still have slow broadband speeds. This could change in the future as Openreach are aiming to reach 25 million more homes and businesses by December 2026 – *Ongoing*

Objective 3 – Environment

Removal of litter and waste from public areas and introduction of more litter bins – 4 more litter bins have been introduced onto the park in areas where litter was collecting. The general removal of litter from public areas is undertaken by Wakefield Council. Any dumped rubbish is reported to the council and cleared – *Delivered*

Maintenance of grass, shrubs and trees in common areas – Landscape maintenance visits funded by the BID occur twice a month from April to September and once per month from October to March. During the visits, litter picking, grass cutting and cutting back of vegetation is undertaken to maintain tidy grass verges and vegetation. This provides 18 visits per year and 90 visits over the BID period. Trees on the park are managed in partnership with Wakefield Council's Arboricultural Team. A major programme for the cutting back of trees was undertaken in 2022 – *Delivered*

Actively encourage recycling from businesses – Through the LBA, businesses on Langthwaite have been able to inform each other of any surplus items they no longer require or any items that they are looking for. For example, a company on the park had a short-term need for some pallets. Another company on the park was able to provide pallets they no longer needed. This helped both companies and enabled the pallets to be recycled – *Ongoing*

Preventing environmental hazards on Langthwaite – Reporting major water leaks on the park to Yorkshire Water. Reporting and monitoring fly-tipping on the park to ensure it is removed. Reporting any issues in the balancing pond area for potential flooding. Reporting issues with rain gullies to prevent flooding on roads – *Ongoing*

Improve the pollution control within the park – In 2022/23 a significant investment was made by URM to reduce the level of dust in and around their site. A dust suppression system was introduced along with water cannons, higher fencing and covered polytunnels. Working with the Environment Agency a reduction of recycled waste was achieved at a recycling business premised on the park *Delivered*

Objective 4 Business Support

Continued support for investment and growth – Wakefield Council have sourced over £5 million in grants and loans for park businesses in this period. The West Yorkshire Combined Authority have approved £12,678,000 for the Enterprise Zone from July 2023 onwards. This has been used to fund the works covered under phase 1 and will be used to develop the strategy for phase 2 – *Ongoing*

Support for recruitment, training and development – Organising recruitment and training workshops and seminars for businesses within the park. Working in partnership with Jobcentre plus to support businesses with recruitment. Informing businesses of local training opportunities. Distribution of job vacancies within the park to other businesses through the monthly E-news bulletins. Promotion of park companies and job vacancies on the LBA website – *Delivered*

Increased web presence and promotion of the park – An updated website with a 3 minute video promoting Langthwaite and businesses on the park launched in January 2021. Both have been successful in helping to promote Langthwaite Business Park and businesses to a much wider audience. Some businesses also used the video to promote their individual businesses. Updated video in production – *Delivered*

Continued monthly E-News bulletins, seminars, networking events and workshops to be held to support businesses – Monthly E-News bulletins created and disseminated to businesses. In addition, special E-bulletins sent to businesses in relation to seminars, workshops and networking events – *Delivered*

Park management team to remain a central point of contact – The LBA park management team have remained a central point of contact for all businesses located on Langthwaite. The team are available office hours to answer queries businesses and other interested parties may have. Using their knowledge, contacts with partner organisations and research capability the team can either respond to queries or signpost businesses to those who can – *Delivered*

Support to establish new buildings and facilities for businesses – Businesses are supported, where possible, to expand by developing new buildings or repurposing existing buildings on the park. Supporting the development of the 9.5 HA Enterprise Zone – *Ongoing*

Fourth BID 2026-2031

Activities for 2026-2031 if you vote 'Yes'

Park Wide CCTV Cameras Monitoring and Recording

Security Patrols

Winter Gritting

Snow Clearance

ANPR Cameras

Security Alerts & Intelligence Sharing

Maintenance of Roads, Footpaths and Verges

Maintain the current levels of lighting on the park

Removal of waste and rubbish from public areas

Traffic Management to improve vehicle flow and reduce congestion

Management of common areas of grass, shrubs and trees

Street cleansing and litter control

Key Holding and Alarm Response (additional charged service)

Park Management Team to remain a central point of contact

How much will I pay?

When the 2021 BID Levy was set, the UK was still in the midst of the Covid pandemic. We were unsure of the effect of Covid on business performance when we calculated how much each business should pay. The LBA Board had set the BID levy to rise by 1% each year from 2021. The BID has only increased its levy by the equivalent of just over 4% from 2021 to 2026. This has consequently eroded the BID budget and is not a sustainable position.

The BID's budget relies on levy income as its main source of income. Since the start of this BID term in 2021 cumulative inflation at CPI has been 21% and is anticipated to be the equivalent of 23% by the end of March 2026.

Given these economic challenges, the LBA Board has tried to balance the costs to businesses with the requirement to generate sufficient funds to provide support and continue to deliver the safe, secure and effective operating environment on Langthwaite.

The investment being sought from businesses in the BID area is modest in relation to what is achieved. For 2026- 2027, we have set the BID levy to increase by only 3.5% on the previous year.

Key Considerations taken when setting the new levy

- The current uncertainty in the economy including the cost of living, fluctuating energy cost, current and anticipated inflation.
- The board have been prudently putting aside some cash to maintain the CCTV system and replace or repair faulty equipment.
- The LBA currently do not employ direct staff, hence no direct employment costs, employment overheads or issues with holiday cover and sickness. The park management is outsourced.

The BID Levy is a statutorily compulsory payment, regardless of whether the business exercised its right to vote or voted against the BID, and is regulated in a similar way to business rates.

These modest increases will equate to a few pence per day for the smaller businesses to a few pounds per day for the larger businesses. See below what you are paying currently and what you will be paying in 2026-2027 (amounts rounded).

What you are paying currently in 2025-2026

RV of Property	Annual BID Levy	Equivalent Daily Rate
Up to £1,000	£140.15	£0.38
£1,001 to £5,000	£511.34	£1.40
£5,001 to £10,000	£742.41	£2.03
£10,001 to £25,000	£909.07	£2.49
£25,001 and above	4.07% of RV	

What you will be paying from 1st April 2026 to 31st of March 2027.

With a 3.5% increase on 2025-2026, the annual charge per Ratable Value (RV)

RV of Property	Annual BID Levy	Equivalent Daily Rate
Up to £1,000	£140.06	£0.40
£1,001 to £5,000	£529.24	£1.45
£5,001 to £10,000	£768.40	£2.11
£10,001 to £25,000	£940.89	£2.58
£25,001 and above	4.21% of RV	

Sources of Additional Funding

The LBA is committed to seeking additional funding to increase the benefits that can be delivered to businesses. Additional income will be generated by providing extra services to companies and organisations. We estimate that this could be around £56,000 over the five-year period.

Finance and Budget

There will be an annual inflationary increase of all levy charges (including fixed band 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 1st November of the year before the next billing cycle, whichever is the higher.

INCOME	2027	2028	2029	2030	2031	TOTAL	%
Bid Levy (Note 1)	343,090	355,098	367,527	380,390	393,704	1,839,809	97.01
Other Services (Note 2)	11,333	11,333	11,333	11,333	11,333	56,665	2.99
Total Income	354,423	366,431	378,860	391,723	405,037	1,896,474	100
EXPENDITURE							
Objective 1 Crime Prevention and Safety	190,195	198,091	209,559	221,707	234,578	1,054,130	55.64
Objective 2 Infrastructure	29,632	27,666	28,662	29,693	30,762	146,415	7.73
Objective 3 Environment	29,122	27,137	28,114	29,126	30,175	143,674	7.58
Objective 4 Business Support	28,441	26,432	27,383	28,369	29,390	140,015	7.39
Central Management, administration & office costs	69,136	68,131	70,123	72,186	74,324	353,900	18.68
Levy Collection Costs (Note 3)	6,793	7,031	7,277	7,532	7,795	36,428	1.92
Accrual for Renewal of BID	4,000	4,000	4,000	4,000	4,000	20,000	1.06
Total Expenditure	357,319	358,488	375,118	392,613	411,024	1,894,562	100.00%
Surplus / Deficit (Note 5)	(2,896)	7,943	3,742	(890)	(5,987)	1912	
Cumulative surplus / deficit	(2,896)	5,047	8,789	7,899	1912		

Notes

1. Assumes 3.5% per annum inflation from 2027.
2. Including extra services provided to businesses such as key holding and alarm response.
3. Levy collection costs - Figure of 1.98% of BID levy income per the current agreement with Wakefield Council.
4. Accrual retained from levy revenue to provide for costs of renewal of the BID for an additional term, otherwise they will be spent on additional projects in the final year.

Monitoring BID Delivery

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 relevant Key Performance Indicators (KPIs) for each project area. They will include business surveys, photographic evidence, and new investment into the area.

Governance

The governance of the BID will be through the Board of the Langthwaite Business Association Ltd (LBA). The LBA is a legal entity and a not-for-profit BID Company, limited by guarantee. It is legally and operationally responsible to the businesses in the BID area for all BID activities and will continue to act on their behalf.

The voluntary board is elected annually by the members (levy payers) of the Langthwaite Business Association Ltd at the Annual General Meeting (AGM) and will include one non-voting representative from Wakefield Council and one non-voting representative from West Yorkshire Police.

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

All businesses are encouraged to be actively involved in the Board and any associated working groups of the LBA.

The Board will continue to provide a consistent, collective, and effective voice for the businesses of Langthwaite Business Park on all matters of concern to the Levy Payers.

Risk analysis

Langthwaite Business Park and the LBA have come a long way over the past 15 years — from being a hotspot for crime and a generally poor environment to becoming a safe, secure and thriving business hub. However, it would be all too easy to assume that now crime has been reduced and the area improved, that there is no need for the BID and its services to continue. The park's reputation as one of the safest business parks in the region could, and would, disappear if the services provided by the BID stopped.

Langthwaite's thriving businesses would inevitably attract opportunistic and professional criminals. As a site, Langthwaite and its businesses are competing for investment with other, newer business parks and industrial estates. The failure of the BID would certainly gravely weaken Langthwaite's ability to promote growth and attract investors, businesses and employees.

The success of Langthwaite is of fundamental importance to the future performance of the local economy and local people. Its location and road network provide significant potential for the future. Work on the Langthwaite Enterprise Zone (EZ) is progressing slowly and steadily; significant infrastructure work is being undertaken. We hope to see buildings on the site within the lifetime of this 2026-2031 BID.

The EZ will strengthen the park's future opportunities. However, there still remain a number of structural weaknesses that need to be tackled for Langthwaite to maintain its competitive edge. Poor broadband connection and the pressure on the park road network, coupled with uncertainties in the economic recovery, as well as skill gaps in the local labour market, mean future success is not guaranteed.

BID legislation requirements for Local Authority

The BID regulations also determine that Wakefield Council meets the following obligations:

- Conducting, through the council's electoral services function, the formal BID vote in accordance with BID legislation and procedures.
- Assuming a positive outcome to the BID vote, collecting the BID levy defined in the BID Business Plan and transferring the levy sums direct to the Langthwaite BID company.
- The Council will continue to make a charge for the BID levy collection and will transfer the levy sums to Langthwaite BID company within 30 days of collecting it; and
- Pay the appropriate BID levy set out in the Business Plan in respect of all its own hereditaments within the Langthwaite BID area.

Monitoring and Review

Wakefield Council has stated that it is committed to the regular monitoring of the operation of the BID Operating Agreement and reviewing its effectiveness in conjunction with the Langthwaite BID Company. This will be carried out as follows:

- An annual monitoring of each of the specific services for which a Baseline Statement will be available. This will be led by the respective Head of Service who will provide an account to the Langthwaite BID company of how the service commitments have been delivered during the period
- An annual review of the overall effectiveness of the Operating Agreement. This will be led by a Wakefield Council Director and will reflect the local authority's commitment to address any shortfalls and propose measures to evolve the partnerships to the mutual benefit of the Council and the Langthwaite BID company. These reviews will be scheduled to best align with the Council's and the Langthwaite BID company's yearly budgeting cycles. These reviews should be conducted in line with the Council's own reviews on service effectiveness and value for money.

Wakefield Council's Operational Support for Langthwaite BID

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

1. Conducting, through the Wakefield Councils Democratic Services, the formal BID vote in accordance with current BID legislation and procedures
2. Arranging for all Wakefield Council hereditaments within the Langthwaite BID area with a liability to business rates area to vote Yes in the formal BID vote
3. Assuming a positive outcome to the BID vote, collecting the BID levy defined in the Operating Agreement and the BID Proposal and BID Business Plan from Levy payers and transferring the levy sums direct to LBA. Wakefield Council proposes to make a charge for the BID levy collection and will pay the levy sums to LBA as set out in Section 12 of the Operating Agreement.
4. Provide a Senior Officer or Member to be nominated from Wakefield Council (in a non-voting capacity) to sit and participate in LBA board meetings.
5. Paying the appropriate BID levy set out in the Operating Agreement and BID Proposal and Business Plan in respect of all its own hereditaments within the Langthwaite BID area.

Wakefield Council Costs and charges plus 'in kind' support details.

1. 'In kind' support details

Other initial one off 'in kind' support from Wakefield Council includes legal input in setting up the Operating Agreement and other Heads of Service contributions in drawing up the Baseline Service Statements. Wakefield Council has also borne the costs of the BID ballot.

2. Billing Authority Administration Charges

The cost of raising demand notices for the bid levy and the maintenance of the billing system will be 1.98% of the levy revenue billed in each year. LBA will reimburse Wakefield Council with the amount of the total charges when the annual amount is broken down into twelve equal instalments and invoiced monthly.

3. Summons and Liability Order Costs

If the billing authority has to issue a summons for the non-payment of the BID levy and obtain a liability order from the Magistrates Court. Costs, as defined by the court for this process will be added to the levy payer's account. This cost will be retained by Wakefield Council.

4. Enforcement Charges

Wakefield Council may pass levy payer accounts to an enforcement agent for collection. The enforcement agent has the power to uplift goods, and levy payers will incur further costs as follows: Levy payers will have to pay costs applied by the Courts at the time and any compliance fee as soon as Wakefield Council pass an unpaid account to the enforcement agent for collection. This fee is payable per individual order. This fee will be amended in line with any legislative changes. Please note that the rate of the compliance fee may be subject to change during the duration of the BID.

A further Enforcement fee will be due if the levy payer does not make arrangements to pay or defaults on payments and a visit becomes necessary. This is a one-off fee regardless of the number of Liability Orders. This fee will be amended in line with any legislative changes.

The levy payer will have to pay further costs at the sale or disposal stage. This fee will be amended in line with any legislative changes.

A further charge on enforcement and sale if the debt is over a specified amount excluding fees. This is only chargeable at the enforcement or sale/disposal stages. This fee will be amended in line with any legislative changes.

All costs will be reviewed annually and confirmed with LBA. All these costs will be retained by Wakefield Council or the enforcement agent as determined by Wakefield Council.

Appendix 1 – The BID Levy Criteria

BID Levy Criteria for Langthwaite Business Park 2026 – 2031

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 and the 'Business Improvement Districts Guidance and Best Practice by MHCLG and ATCM'. in developing the rules which will apply to the Langthwaite BID.

Business Improvement Districts use rateable values of businesses as a means of calculating the BID levy and determining an equitable approach to charging that reflects the value which businesses will receive in services and support from the activities of the BID. The Board of the Langthwaite Business Association (LBA) has decided on a levy structure which takes account of the potential benefits of businesses dependent upon their size.

The Langthwaite BID Company (LBA) has tried to balance the ambitions of businesses in the BID proposal and business 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, Wakefield Council. The Langthwaite BID Company will invoice the billing authority, Wakefield Council, for the levy collected for exclusive use on BID activity.
2. All businesses subject to the BID levy and identified as such on the Wakefield Council's Rating Database for the defined area on the day before the postal ballots are printed and who should be shown as the liable party for the 31st July 2025 subject to final check, will be entitled to vote for the BID proposal in a 28 day postal ballot which will commence on 1st October 2025, with the close of ballot at 5pm on 31st October 2025. The result will be announced on the 3rd November 2025 or as soon as possible thereafter.
3. If successful at the ballot, the BID will be fixed for a term of 5 years. The BID will commence from 1st April 2026 and run until 31st March 2031. Levy bills will be issued for the first payment due 1st April 2026 and thereafter on the 1st April each year.
4. The levy amounts will be determined by the rateable value shown on the Valuation Office Agency's 2023 Non-Domestic Rating List for Wakefield Council (the billing authority) on 31st July 2025 and for each year thereafter will only be subject to the changes as stated in the clauses below, for each defined business within the scope of the BID. The calculations for the first year of the BID term 2026 - 2031 will be as follows:
 - a. A hereditament with a rateable value of £25,001 or more will be charged a BID levy based on 4.21% of the rateable value with the exception of those with a rateable value

- of less than £25,001; and
 - b. A hereditament with a rateable value of less than £25,001 but more than £10,000 will be charged a fixed charge in the first year of £940.89; and
 - c. A hereditament with a rateable value of less than £10,001 but more than £5,000 will be charged a fixed charge in the first year of £768.40 ; and
 - d. A hereditament with a rateable value of less than £5,001 but more than £1,000 will be charged a fixed charge in the first year of £529.24; and
 - e. A hereditament with a rateable value of less than £1,001 will be charged a fixed charge in the first year of £145.06.
5. The levy will be due from businesses who are liable to pay business rates, including empty properties other than those that are exempt within the criteria laid out in this section 14 'BID Levy Criteria for the Langthwaite BID' of this BID Proposal and Business Plan.
 6. The liable person is the ratepayer liable for the occupied or unoccupied premises for 1st February in the year of the collection of the levy (or a later date when paragraph 9 applies). 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), Wakefield Council (The Billing Authority) will be responsible for the imposition, administration, collection, recovery and application of 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.
 7. There will be an annual inflationary increase of all levy charges (including fixed band 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 1st November of the year before the next billing cycle, whichever is the higher, rounded to the nearest hundredth of one percent. (e.g. if a levy bill is £1,263 based on 4.21% of a rateable value of £30,000, if inflation is applied to this at a level of 2% then the new levy percentage would be 4.29% giving a levy of £1,287) or rounded to the nearest penny if a currency value for the charge is by a band. Negative inflation will not apply. Inflation will not apply for the first full 12-month billing cycle in 2026 i.e. commencing 1st April 2026.
 8. The BID financial year will last for 365 days (366 in a leap year) between 1st April and 31st March.
 9. The BID's chargeable period is a year or part of a year, broken down into daily charges based on the rateable value as at 31st July 2025. The chargeable period will normally last for 365 days (366 in a leap year). 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.
 10. The first billing period will run from 1st April 2026 to 31st March 2027, and the last billing period will run from 1st April 2030 to 31st March 2031.
 11. The only other exceptions to the due date of the 1st April each year as stated in paragraph 10 above, is where a proportional liability exists due to any change in circumstances identified in this Section 17 ' BID Levy Criteria ', in which case, the levy charge will fall 14 days after the demand is issued. 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 2026, then their liability ceases on 31st May 2026, and they do not pay a levy for 1st June 2026). The BID

levy liability will then fall to whoever qualifies under this levy criteria and any levy calculated on a pro-rata basis.

12. 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 Wakefield Council, the Billing Authority, for a refund for the remainder of the period.
13. The BID levy is payable in one instalment. This instalment 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: Payments in instalments is possible but this is at the discretion of the Billing Authority.
 - a. **New premises**, or properties which were not on the rate valuation list at the 31st July 2025 but become subject to rates in the BID area or new streets raised in the BID area since that date will be expected to pay a BID Levy based on the % criteria for that year, in relation to its new/current rateable value with effect from the date at which it becomes subject to a business rates charge.
 - b. **Where property is split**, two or more BID levies should be charged at the appropriate levy rate % of the new/current rateable values of the revised premises from the effective date of the split valuation.
 - c. **Where premises are merged** - the BID Levy should be charged at the appropriate levy rate % of the new/current rateable value of the merged property from the effective date of the merged valuation.
 - d. **Any change of use or ownership** - (or the creation of a new business within the BID boundary) will be liable to the levy rate % current at the time of the change.
 - e. **Where there is a change in occupation** - the new occupier will be liable for the levy charge applicable at the time of the change.
 - f. **Where a property is deleted** - from the Rating List or has been assigned a zero rateable value and is added back on or assigned a rateable value of more than zero or is relisted on the Rating List, revised bills or credits will be issued.
 - g. **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 31st July 2025

Adjustments will be made and revised bills issued provided that the amount due on charge or refund is £10 or more. The charge or refund amount will be calculated pro- rata between the date of the change covered by 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 31st July 2025.
15. No other relief will be given to any class of non-domestic ratepayer and there is no distinction made between occupied or unoccupied hereditaments, both occupancy status attracting the full BID levy, unless it is a hereditament:
 - a. whose owner or occupier is prohibited by law from occupying it or allowing it to be occupied.

- 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 included in the Schedule of Monuments compiled under section 1 of the Ancient Monuments and Archaeological Areas Act 1979(b).
- 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(c).
- 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(d) applies.
- f. whose owner is a company which is subject to a winding-up order made under the Insolvency Act 1986 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 2020 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(e)
- h. 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 2020.

In which case the hereditament will be exempt for the period of time where any one of these criteria 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(a) 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 section 14 of this 'BID Levy Criteria for the Langthwaite BID' of this BID Proposal and Business Plan.
17. The levy will be due from businesses or individuals who are liable to pay business rates, from any hereditaments on any roads which have not yet been constructed or named at the time of the ballot and any new hereditaments built or created within the area outlined in yellow on the map shown in Appendix 2 of this BID Proposal and Business Plan which fall within the levy criteria of Section 14 above from the 31st July 2025 and at any time during the life of the BID but which are not specifically identified on the map in Appendix 2, with effect from the date at which their rateable value takes effect.
18. The BID levy contribution will not be reassessed if the rateable value is amended after the end of the BID. Altered properties in the BID area entered into the Rating List will become liable for the levy and will be charged pro-rata for the remainder of the billing year at the appropriate % and at the new rateable value.
19. Any hereditament where the occupier is a charitable organisation in receipt of 80% mandatory charitable rate relief (awarded under section 43 - part 5 and 6 - of the Local Government Finance Act 1988), will be liable for a levy as per the criteria for charges identified in paragraph 4 above. If the occupier of the hereditament is in receipt of 100% charitable relief made up of the combined mandatory relief and the balance provided by the discretionary charitable relief, the property will be exempt from BID levy.
20. Any hereditament where the occupier which is a charitable organisation in receipt of 80% mandatory charitable rate relief (awarded under section 43 - part 5 and 6 - of the Local Government Finance Act 1988) and they do not receive further discretionary relief, will be considered as a normal occupier of the hereditament and will be subject to the levy criteria as stated above.

21. Subject to this criterion stated above and within the BID boundary as defined in this document, the BID levy is a statutorily compulsory payment regardless of whether the business exercised its vote or voted against the BID.

Appendix 2 - BID Area

Streets / Roads / Lanes included in the BID Area. The yellow lined area plan (Map pictured right) represents the full extent of the Langthwaite Business Improvement District.

- Langthwaite Road
- Lidgate Close
- Lidgate Crescent
- Onward Way

The BID area includes any and all of the business areas, compounds and courtyards located off these roads within the boundary of the defined BID area as per the yellow lined area on the map shown (right), even if they are not listed in the list above. It will also include any roads yet to be constructed and named and any new development sites created on the Langthwaite Enterprise Zone within the yellow lined area of the map shown on the right.

All non-domestic hereditaments, listed on the Rating List within the BID area will, subject to the detailed levy criteria in Appendix 1 of this BID Proposal and Business Plan, be liable for the BID Levy and contribute to the BID's collective funding and activities flowing from the combined budget for five years, from 1st April 2026.



Langthwaite Enterprise Zone

Through the development of the Langthwaite Enterprise Zone, the West Yorkshire Combined Authority and partners are driving growth and creating jobs for the local community.

The project is split into two phases; phase one will deliver an access road leading into the site from Onward Way including a culvert over Langthwaite Beck and the construction of development platforms on which commercial units will be built. The development of the strategy for phase two of the project has started. This phase will deliver up to 27,000sqm of business and industrial units (Use Classes E(g) (excluding offices), B2 and B8) with associated parking and serving space.

The scheme is part of the Mayor of West Yorkshire's wider mission to build a prosperous West Yorkshire with an inclusive economy with well-paid jobs.

Appendix 3 – Baseline Statements

In full support of this proposal and business plan, Heads of Service within the Council and relevant partners have drawn up Baseline Statements on the specific services they are responsible for. These documents define the benchmarks for the provision of these services and how these will be measured.

The Baseline Services are defined below as covering:

- Street Scene - Neighbourhood Environment (including waste collection);
- Highways Maintenance (including road surfaces, footways);
- Highways -Winter Gritting;
- Highways - Street Lighting;
- Environmental Health;

These baseline agreements provide a valuable reference for the service providers and the BID company. By defining baseline services, it makes it easier to monitor their delivery and ensure that standards are maintained over time.

Individual Baseline Statements

Wakefield Council will draw up Baseline Statements relating to 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 Council's administrative boundary. They also cover how the services will be measured.

Baseline Services are defined below:

The creation of the baseline agreements proves valuable to both the service provider and BID. The development of this partnership and the additional focus on the services provided in the area, will give tangible benefits over and above those derived from the projects outlined in the BID Proposal and Business Plan. The agreed baselines are: -

Baseline Service Statements in respect of the BID area as stated in the yellow lined plan in Appendix 2

Baseline Statement – Neighbourhood Environment

Name of Council	Wakefield
Department	Street Scene
Baseline Activity	Neighbourhood Environment
Head of Service (Document sign off)	Charlie Tindill
Name of Contact	Wakefield Council Customer Service Centre Tel: 0345 8 506 506 Email: customerservices@wakefield.gov.uk
Date of this Statement	26 June 2025
For the initial 12 Period Starting and Ending:	1 April 2026 to 31 March 2027
and thereafter Annual Review Date of	1 April
Final review Date of Baseline Statement (3 months before end of current BID)	1 January 2031

Overview of Service

We are responsible for keeping the districts adopted areas clean and free of litter.

We will:

- Continuously clean town centres
- Clean main roads on a regular frequency
- Patrol other streets and roads on a regular basis collecting litter
- Remove fly tipping when reported on adopted land
- Empty litter bins before they are full

Boundary Area if less than the BID area

Specification of Service Provision

Report dropped litter

Phone the Contact Centre **0345 8 506 506** 24-hours, 7 days a week.

Report dropped litter using the Form on Wakefield Council's Website.

Request it - a new or the relocation of a litter bin

Phone the Contact Centre **0345 8 506 506** 24-hours, 7 days a week.

Request a litter bin using the online Street Litter Bin & Dog Bin Form on Wakefield Council's Website.

Grass cutting

The Council is responsible for cutting the grass on the land we own e.g. grass verges, parks, town centres etc.

The grass cutting season runs from mid-March until early November. The frequency of cutting depends on the area and type of land.

What we cut

General grass cutting - we cut the majority of grass areas on a regular frequency

Amenity area grass cutting - areas such as parks, war memorials and town centres are also cut on a regular frequency.

Specialist grass cutting - areas such as bowling greens, cricket wickets and golf courses receive specialist cutting at the request of sports clubs and organisations.

Rural verge grass cutting - rural verges receive two or three cuts a year depending on growth rates, with additional cuts at road junctions.

Removal of clippings

The majority of grass clippings are not removed. This is because the clippings are relatively short and mulch down quickly which slows down re-growth. Raking up, loading, transporting and getting rid of them would increase cost.

Cuttings on paths or hard surfaces that represent a hazard are brushed or blown off and distributed over the grassed area.

Service Level Agreements

Individual service level agreements for grounds maintenance services can be negotiated with The Council commercial waste services Team on 0345 8 506 506.

How do I report a problem?

If you would like to report a problem with grass cutting, please call 0345 8 506 506 (24-hour phone line 7 days a week) or email customerservices@wakefield.gov.uk.

Within the BID area

Wakefield Council's Street Scene Services provide grass-cutting to areas belonging to Wakefield Council and are responsible for cutting back plant growth to all public footpaths that connect the business park with the surrounding areas.

Please note that Wakefield Council are not responsible for anything off the highway as the majority of the land holding within the BID area is under private ownership. Care and maintenance issues on such sites should be taken to the owner in the first instance.

Number of staff & equipment

Emptying of 11 large litter bins at various places on Langthwaite Road, Onward Way and Lidgate Crescent once each week.

One annual deep street clean with manual and mechanical sweepers. Mechanical sweeps of the main road and footpath on a frequent basis.

Performance Measures Used

The service is provided as standard across the whole District as per the specification statement noted above.

Non-Compliance Procedure

The service is provided as standard across the whole District as per the specification statement noted above.

Existing Value and Annual Budget of Service for BID or defined area

The service is provided as standard across the whole District and is developed specifically for the BID period or the BID area.

Budgetary Process

The service is provided as standard across the whole District as per the specification statement noted above.

Committed Additional Activity:

The service is provided as standard across the whole District and there are no plans to commit to additional activity either within the 5 year BID period or specifically in the BID area.

Proposed Additional Activity:

There are no plans to alter the service over the 5-year BID period. Any adjustments that are required will be made across the whole district and not specifically the BID area.

Statement and Signature

I, the undersigned, on behalf of Street Scene, Wakefield Council, agree that the contents above reflect the service which is provided to the BID area today and at least for the next twelve months. We respect the need for the BID to demonstrate additionality, and we are committed to providing a continuous service with similar service levels to the BID area where possible during the entire period of the BID.

Any changes made to the service during the period of the BID will be in response to external influences (including budgetary council cuts) and will be discussed with the BID Company and will not disproportionately affect or impact upon the BID area against any other area under The Council Administration and delivery of this service.

Date 26 June 2025

Signed ... 

Name CHARLIE TINDIL

Baseline Service Statements in respect of the BID area as stated in the yellow lined plan in Appendix 2

Baseline Statement – Street Lighting

Name of Council	Wakefield
Department	Highways
Baseline Activity	Street Lighting
Head of Service (Document sign off)	Martin Barnes
Name of Contact	Wakefield Council Customer Service Centre Tel: 0345 8 506 506 Email: customerservices@wakefield.gov.uk
Date of this Statement	26 June 2025
For the initial 12 Period Starting and Ending:	1 April 2026 to 31 March 2027
and thereafter Annual Review Date of	1 April
Final review Date of Baseline Statement (3 months before end of current BID)	1 January 2031

Overview of Service

Street lighting and illuminated signage, how street lighting is maintained, street lighting emergencies and energy conservation.

Boundary Area if less than the BID area

Specification of Service Provision

Street lighting and illuminated signage in the Wakefield District was transferred under a Private Finance Initiative to Amey LG Limited.

Street lighting on the BID area was upgraded during the capital investment phase of the PFI project which was completed in 2009.

How the street lighting is maintained

There are cyclic maintenance regimes for cleaning, changing lanterns, structural testing and electrical testing. In addition, faulty lights, signs or bollards are identified by an inspector travelling around the district, on pre-planned routes five nights a week. The whole of the Wakefield district is covered by daily electronic fault reports.

The public can help by reporting faults on Tel: 0800 783 1654 or using the online fault form at <http://wakefieldstreetlighting.amey.co.uk/>. This reduces the time that the streetlight is unlit.

Once a fault is reported the target is to repair it within 5 working days.

Sometimes a fault can be a result of the electricity supply failing. We are not allowed to work on equipment that belongs to the electricity supplier. When this happens, we will tell the electricity supplier of the fault, and their target is to restore the supply within 20 working days.

Emergencies

We will attend and make safe a street lighting emergency within 1 hour. The most common emergencies are:

- a door broken or missing from a column exposing electrical wires;
- a knocked down column from a road accident; and
- a lantern hanging from a column after an impact.

A full repair, where required, is then scheduled into existing maintenance routines. To report an emergency please call 0800 783 1654 (24hrs).

Energy Conservation

One of our aims is to reduce our carbon footprint. In addition to the LED conversion project, we need to identify and repair lights that are on during daylight hours. Please ring the number above to inform us of the location of the lights that are on during the day.

Please be aware that sometimes if it is a full section of lights, it can be due to an underground fault that the electricity company is trying to trace. They often need to leave the lights on during the day to aid the fault-finding process. The Council does not pay for the extra electricity used during this process.

Attachments to lighting columns

Any additional unauthorised attachments to street lighting columns can lead to problems. Even relatively light additions such as a small sign can lead to considerable extra load being added to a column in a strong wind. If you wish to attach any object to a street lighting column, for example a banner, hanging basket or sign you must first receive approval from us. This can take up to 12 weeks to obtain due to the required testing process. Please note that before approval can be granted you will be required to give proof of sufficient public liability insurance. If you need to start an attachment process, please call 0345 8 506 506 or email streetlighting@wakefield.gov.uk. Note that attachments including the testing are not council funded.

Number of staff & equipment

Amey LG maintains the following equipment on The Council behalf across Wakefield District:

- 4,000 street lights
- 2,500 lit signs
- 1,200 illuminated bollards

Performance Measures Used

See specification section above.

Non-Compliance Procedure

The service is provided as standard across the whole District.

Existing Value and Annual Budget of Service for BID or defined area

The service is provided as standard across the whole District.

Budgetary Process

The service is provided as standard across the whole District.

Committed Additional Activity:

The service is provided as standard across the whole District and there is no additional activity planned for the Lanthwaite BID area.

Statement and Signature

I, the undersigned, on behalf of Highways, Wakefield Council, agree that the contents above reflect the service which is provided to the BID area today and at least for the next twelve months. We respect the need for the BID to demonstrate additionality, and we are committed to providing a continuous service with similar service levels to the BID area where possible during the entire period of the BID.

Any changes made to the service during the period of the BID will be in response to external influences (including budgetary council cuts) and will be discussed with the BID Company and will not disproportionately affect or impact upon the BID area against any other area under the Council Administration and delivery of this service.

Date 26 June 2025

Signed ...



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Name MARTIN BARNES

Baseline Service Statements in respect of the BID area as stated in the yellow lined plan in Appendix 2

Baseline Statement – Highways Maintenance

Name of Council	Wakefield
Department	Highways
Baseline Activity	Highways Maintenance
Head of Service (Document sign off)	Martin Barnes
Name of Contact	Wakefield Council Customer Service Centre Tel: 0345 8 506 506 Email: customerservices@wakefield.gov.uk
Date of this Statement	26 June 2025
For the initial 12 Period Starting and Ending:	1 April 2026 to 31 March 2027
and thereafter Annual Review Date of	1 April

Final review Date of Baseline Statement (3 months before end of current BID)	1 January 2031
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Overview of Service

Highways Structural Maintenance Programme, Alterations to Programme of Works, Treatment Descriptions including Roads and Footways, Gully cleaning.

Boundary Area if less than the BID area

Specification of Service Provision

Highways Maintenance

Condition surveys / assessment of all the district's adopted roads and footways are undertaken in accordance with the Council's Highway Infrastructure Asset Management Plan, and in accordance with the Well-managed Highway Infrastructure – A Code of Practice 2018.

The Asset Management team determines which sites need to be prioritised for treatment and what those treatments would be.

The annual Highways Capital Programme identifies the maintenance works that are to be progressed within the financial year. The Capital Programme, policies and strategy are available here: [Highways Asset Management - Wakefield Council](#).

Whilst every effort is made to complete the Programme, there may be circumstances whereby the works cannot be delivered and as such the Programme should only be considered as an intention to deliver not a guarantee.

Alterations to Programme of Works

If, due to unforeseen circumstances, the Programme requires altering or is delayed, the altered / delayed works will take place as soon as is practicable. For example, thin surfacing treatments are very weather susceptible, if this work is not undertaken within the current financial year, it will be undertaken during the following year.

Treatment Descriptions

Details of the different surface and structural treatments for roads and footways are available from the Council's Highways Infrastructure Asset Management Plan, annual Capital Programme and associated documentation available on the Council's website.

Wakefield Council Highways maintain all the recorded public highways and adopted footpaths on the Langthwaite Business Park.

The Council's Highways Service undertakes cleaning of adopted highway gullies and drains in line with the risk-based approach as set out in the Highway Drainage Strategy and the Well-managed Highway Infrastructure – Code of Practice 2018. The Council as Highway Authority does not have any responsibility to maintain the sewers and pipes in the adopted highway.

The Council's Highways Service installs road markings and traffic signage in line with national regulations and maintenance is carried out in line with the Council's risk-based approach – as mentioned previously.

Please note that The Council are not responsible for anything off the highway as the majority of the land holding within the BID area is under private ownership. Care and maintenance issues on such sites should be taken to the owner in the first instance. Please note Highways are not responsible for roads and yards under private ownership and are not responsible for Street Lighting or illuminated signage (See the Wakefield Highways Street Lighting baseline service statement).

Within the BID area Langthwaite Road will be inspected on a monthly basis, Lidgate Crescent will be inspected every 3 months, and Lidgate Close and Onward Way will be subject to a 6-monthly inspection. This is in line with the Council maintenance hierarchy in line with the 'risk-based approach'. Wakefield Council is also responsible for maintaining the kerb-side bollards installed in the adopted highway throughout this BID area.

Number of staff & equipment

The service is provided as standard across the whole District as per the specification statement noted above.

Performance Measures Used

The service is provided as standard across the whole District as per the specification statement noted above.

Non-Compliance Procedure

The service is provided as standard across the whole District as per the specification statement noted above.

Existing Value and Annual Budget of Service for BID or defined area

The service is provided as standard across the whole District as per the specification statement noted above and there is no special or specific service offered to the Langthwaite BID area.

Budgetary Process

The service is provided as standard across the whole District as per the specification statement noted above. Budgets may vary from year to year accordingly.

Committed Additional Activity:

There are no plans to commit to additional service over the 5 year BID period. Any changes in activity will be decided as part of plans made across the whole district and not solely or specifically the BID area.

Proposed Additional Activity:

There are no plans to alter the service over the 5-year BID period. Any adjustments that are required will be made across the whole district and not solely or specifically the BID area.

Statement and Signature

I, the undersigned, on behalf of Highways, Wakefield Council, agree that the contents above reflect the service which is provided to the BID area today and at least for the next twelve months. We respect the need for the BID to demonstrate additionality, and we are committed to providing a continuous service with similar service levels to the BID area where possible during the entire period of the BID.

Any changes made to the service during the period of the BID will be in response to external influences (including budgetary council cuts) and will be discussed with the BID Company and will not disproportionately affect or impact upon the BID area against any other area under The Council Administration and delivery of this service.

Date 26 June 2025

Signed ...



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Name MARTIN BARNES

Baseline Service Statements in respect of the BID area as stated in the yellow lined plan in Appendix 2

Baseline Statement – Winter Gritting

Name of Council	Wakefield
Department	Highways
Baseline Activity	Winter Gritting
Head of Service (Document sign off)	Martin Barnes
Name of Contact	Wakefield Council Customer Service Centre Tel: 0345 8 506 506 Email: customerservices@wakefield.gov.uk
Date of this Statement	26 June 2025
For the initial 12 Period Starting and Ending:	1 April 2026 to 31 March 2027
and thereafter Annual Review Date of	1 April
Final review Date of Baseline Statement (3 months before end of current BID)	1 January 2031

Overview of Service

Winter Gritting, grit bins, gritting and clearing priorities, gritting of pedestrian routes - footpaths, shopping precincts and subways and snow clearing. Full details of the Council's Winter Service are available here: [Winter weather - Wakefield Council](#).

Boundary Area if less than the BID area

Within the BID area Wakefield Council only grit Lanthwaite Road from the Junction of Barnsley Road to the Ambulance Station.

Specification of Service Provision

Winter weather forecast: We receive a specialised winter weather forecast from our contracted weather forecasting provider. The daily forecast predicts possible road surface temperature, possibility of weather hazards such as hoar frost, ice, snow and the time this is likely to occur, so that the Council's teams can attend at the most effective time. A weather station based in the centre of the district measures actual road surface temperatures, air temperatures and road surface states. This means we can make fairly accurate decisions and see when gritting is necessary.

Gritting and clearing priorities

Our aim is to treat the priority routes before the road surface temperatures fall to 0°C. By using forecasts and the weather station we can keep an eye on changes and adjust our gritting plan as necessary - helping to keep roads accessible and safe to use.

Precautionary gritting is generally carried out on A and B roads, commuter routes, steep main roads to villages, housing or industrial estates, including main hospitals and large schools.

In prolonged periods of lying snow/ice, estates and minor access roads in hilly or exposed locations will be treated on a risk-based approach. Treatment is carried out around the clock until precautionary routes are clear of snow and/or ice, including Christmas Day and New Year's Day.

Pedestrian routes - footpaths, shopping precincts and subways

Town and city centre precincts and the very busiest footways are inspected early morning during winter, and any ice or frost is treated. Other roads and footways are only treated during severe conditions of ice or snow once these priority routes have been cleared. This is to make sure resources are used in the most efficient way.

Clearing snow - severe winters

In severe winters we have emergency plans to make sure many of our resources are aimed at clearing roads in the shortest time possible.

Snow ploughing starts when more than 5 cm of snow has fallen and where it continues to fall. Our aim is to clear all priority routes of snow as soon as conditions allow.

Number of staff & equipment

There are currently 12 priority gritting routes across the district. Details of the priority gritting routes are available here: [Gritting in Wakefield - Wakefield Council](#).

Grit bins are provided at locations that are not on a priority gritting route but are on steep gradients or more exposed to elements that present a greater risk to highway users. The salt they hold is to be used on the highway and is not intended for private drives, paths, parking areas.

Performance Measures Used

The service is provided as standard across the whole District as per the method statements noted above.

Non-Compliance Procedure

The service is provided as standard across the whole District as per the method statements noted above.

Existing Value and Annual Budget of Service for BID or defined area

The service is provided as standard across the whole District as per the method statements noted above.

Budgetary Process

The service is provided as standard across the whole District and resourced to the level required by the operational methods outlined above.

Committed Additional Activity:

The service is provided as standard across the whole District and there is no additional activity planned for the Lanthwaite BID area.

Proposed Additional Activity:

There are no plans to alter the service over the 5-year BID period. Any adjustments that are required will be made across the whole district and not solely or specifically in the BID area.

Statement and Signature

I, the undersigned, on behalf of Highways, Wakefield Council, agree that the contents above reflect the service which is provided to the BID area today and at least for the next twelve months. We respect the need for the BID to demonstrate additionality, and we are committed to providing a continuous service with similar service levels to the BID area where possible during the entire period of the BID.

Any changes made to the service during the period of the BID will be in response to external influences (including budgetary council cuts) and will be discussed with the BID Company and will not disproportionately affect or impact upon the BID area against any other area under The Council Administration and delivery of this service.

Date 26 June 2025

Signed ...



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Name MARTIN BARNES

Baseline Service Statements in respect of the BID area as stated in the yellow lined plan in Appendix 2

Baseline Statement – Environmental Health Services

Name of Council	Wakefield
Department	Environmental Health
Baseline Activity	Environmental Health Services

Head of Service (Document sign off)	Jill Edmondson
Name of Contact	Wakefield Council Customer Service Centre Tel: 0345 8 506 506 Email: customerservices@wakefield.gov.uk
Date of this Statement	26 June 2025
For the initial 12 Period Starting and Ending:	1 April 2026 to 31 March 2027
and thereafter Annual Review Date of	1 April
Final review Date of Baseline Statement (3 months before end of current BID)	1 January 2031

Overview of Service

Environmental Health Services provide a wide range of regulatory and other services, on a reactive and proactive basis, that aim to safeguard the health, wellbeing and safety of the citizens of the Wakefield District as well as seeking to improve the environment in which they live. Environmental Health Services provide a range of services including:

- New business advice visits on Food safety regulation and advice
- Workplace health and safety regulation and advice
- Training - Workplace health and safety, first aid, food safety, environmental awareness. Details of training offered available here: [Here for Business - Wakefield Council](#)
- Air quality monitoring
- Regulation of polluting processes Land Quality (Investigations)
- Noise and nuisance control
- Pest control services
- Animal health and animal licensing requirements
- Public Health advice for employers and employees

All food businesses are required by law to register within 28 days of their proposed opening with the Council. Duly registered food businesses, or those that the environmental health service become aware of will receive a food hygiene inspection soon after first opening which will result in your first food Hygiene Rating. A prospective food business should look at our 'How to' guides available here: [How to' guides to support your business - Wakefield Council](#) and if you want advice on food safety management procedures contact us by email at business@wakefield.gov.uk or 01924 305971.

In addition, Wakefield Council's Environmental Health Service will respond on other service matters appropriate to its legal remit when it becomes aware of a problem, for example, following a complaint or other awareness of the issue, and if it is adjudged a matter appropriate to the service's responsibility (for example, regulation of pollution or noise).

Wakefield Council's Environmental Health Service is based at Wakefield One, PO Box 700, Burton Street, WF1 2EB in Wakefield and employs a number of Environmental Health professionals to deliver its services.

Boundary Area if less than the BID area

The service is provided as standard across the whole District.

Specification of Service Provision

The service is provided as standard across the whole District.

Number of staff & equipment

The service is provided as standard across the whole District.

Performance Measures Used

N/A

Non-Compliance Procedure

N/A

Existing Value and Annual Budget of Service for BID or defined area

Environmental Health Services are provided as standard across the whole District.

Budgetary Process

The service is provided as standard across the whole District.

Committed Additional Activity:

There are no current plans to undertake any additional activity within the BID area.

Proposed Additional Activity:

There are no plans to alter the service over the 5-year BID period. Any adjustments that are required will be made across the whole district and not solely or specifically the BID area.

Statement and Signature

I, the undersigned, on behalf of Environmental Health, Wakefield Council, agree that the contents above reflect the service which is provided to the BID area today and at least for the next twelve months. We respect the need for the BID to demonstrate additionality, and we are committed to providing a continuous service with similar service levels to the BID area where possible during the entire period of the BID.

Any changes made to the service during the period of the BID will be in response to external influences (including budgetary council cuts) and will be discussed with the BID Company and will not disproportionately affect or impact upon the BID area against any other area under the Council's Administration and delivery of this service.

Date 26 June 2025

Signed ... 

Name JILL EDMONDSON

Appendix 4 – Definitions

This document is a BID proposal and business Plan 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 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: “the 2003 Act” means the Local Government Act 2003, chiefly:

the Ballot Result means the announcement of the ballot declared in accordance with paragraph 17 of Appendix 2 of the Regulations and could see a result in favour of putting in place the BID Arrangements (a “**Successful Ballot Result**”) announced on the 3rd November 2025 after the conclusion of the Ballot on the 31st October 2025.

the individual Baseline Statements means the individual agreements related to each service in the area as outlined in Appendix 3.

the BID means the Business Improvement District which operates within the BID Area.

the BID Area means the area of Langthwaite Business Park specified in the BID Arrangements, the streets of which are listed in Appendix 2.

LBA means the Langthwaite Business Association Limited. The BID Body.

the BID Financial Year means the period of 1st April to 31st March.

the BID Levy means the charge to be levied and collected from BID Levy Payers within the BID area pursuant to the Regulations and calculated in accordance with BID Levy Criteria.

the BID Levy Criteria means the rules set out in Appendix 1 which sets out how the BID Levy will be calculated, details of Exempt Properties and other requirements related to the BID Levy.

BID Levy Payer(s) means the non-domestic rate payers responsible for paying the BID Levy.

the BID Term means the period of five years commencing 1st April 2026.

the Commencement Date means the date this Operating Agreement comes into force.

the Contributors means the BID Levy Payers or other contributors making voluntary contributions to LBA.

Wakefield Council means the Council of the City of Wakefield.

Hereditament shall have the same meaning as defined in the Regulations.

the Operational Date means the date upon which the BID Arrangements come into force, being 1st April 2026 following a successful ballot result.

the Regulations and the **BID Regulations** mean the Business Improvement Districts (England) Regulations 2004 and such amendments made by the Secretary of State pursuant to Section 48 of the Local Government Act 2003 (from time to time).