



SOME OF THE THINGS WE DO ON THE PARK

BID Renewal Prospectus

2026-2031





Langthwaite - Stronger Together

Renewal Ballot 2026-2031

MESSAGE FROM THE 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 XPLOR, 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.

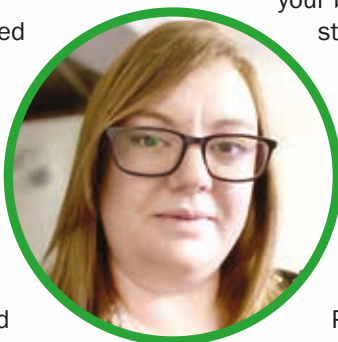
Work continues on the development of the 9.45-hectare Langthwaite Enterprise Zone with over £12 million of public funding committed to the expansion to date. The additional land for industrial use will bring welcome opportunities for business and employment.

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



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 prospectus (proposal) should be read in conjunction with the full Business Plan accessible on www.langthwaite.org or by calling 01977 652984.

Working with key partners, the BID investment programme will be delivered through achieving these 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

The details for each objective are contained in this prospectus.

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
James Mead	ADE Power
Non-voting representative	
Lucy Newton	Wakefield Council

Achievements of the BID 2021 – 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**

Achievements of the BID 2021 – 2026

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 9.46 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 Alert & Intelligence Sharing	✓
Maintenance of Roads, Footpaths and Verges	✓
Maintain and Improve the current levels of lighting on the park	✓
Removal of waste products 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	✓



"I'm happy to offer my support to the campaign to renew the Lanthwaite BID for another five years. The BID has done a lot of great work to support businesses across the park. I wish the LBA and its members all the very best as you build on this track record of success. And I look forward to continuing to work together in the coming years."

Councillor Denise Jeffery,
Leader, Wakefield Council

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.



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

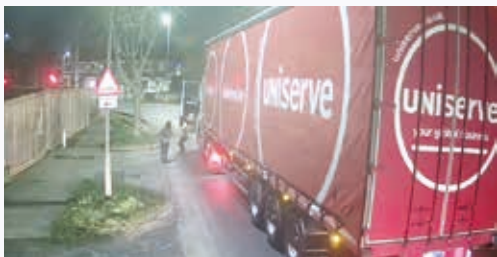
also committed to supporting the ongoing revenue costs for equipment to be installed and services to be provided to bring the vision to life.

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.



Theft of Trailer – 2024



Robbery and attempted attack on Security officer – 2022



Alleged organised crime – 2021



Firearm in public area – 2006



Open drug dealing – 2006



Arson – 2020



9 Males - attempted theft of HGVs – 2023



Ram raid on Shutter – 2024

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.

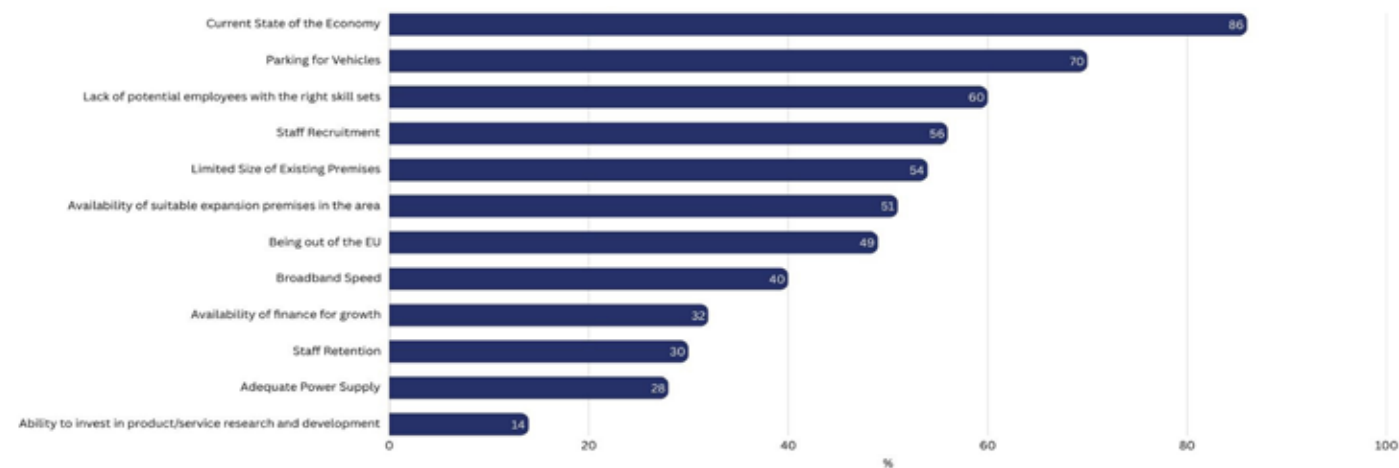
Businesses also responded positively towards the question regarding how their commercial performance in the area will

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 Figure One below. 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.

Fig 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 Figure Two below.

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

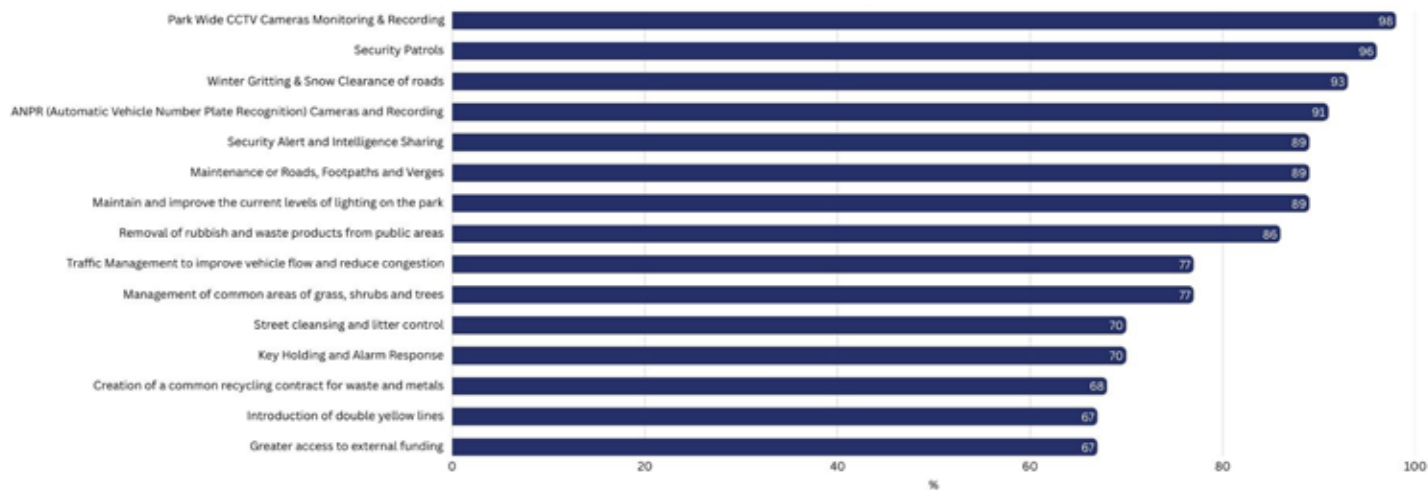
park wide CCTV camera monitoring and recording, security patrols, ANPR and providing security alerts and intelligence sharing.

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 Figure Two below. 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.

Fig 2. Top 15 projects businesses see as the current priority projects for their business.

Using Very Important and Important



Research and consultation

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 Figure Three below.

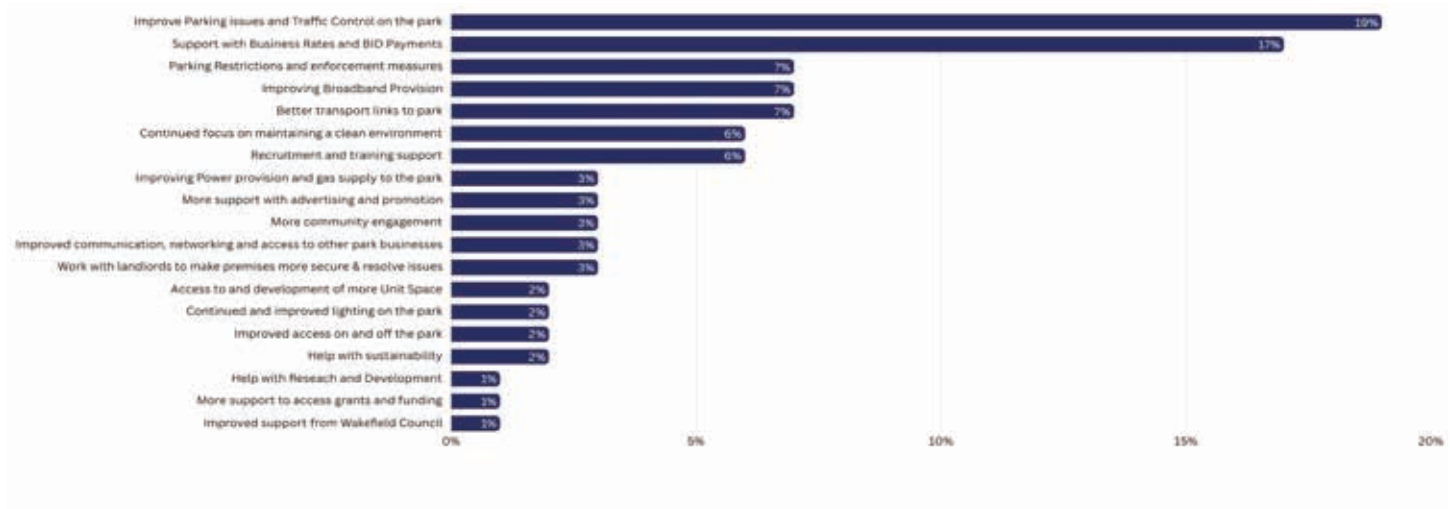
Improving Parking Issues and Traffic Control came in top of the infrastructure projects, with 70% of businesses also highlighting parking issues as a major challenge to the growth of their business on Figure One. The LBA is aware of the on-going issue with parking and traffic flow on the park, but has 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.

Fig 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%



“The Marr family at The Ice Co and Storelogs have been keeping their customers products cool since 1860 and located to Langthwaite in 2007. We have always found the LBA to be supportive to our businesses. Always available in the back ground and there when we need them. Which is why we will be voting Yes to the renewal of the BID.”

Polly Metcalfe, Director,
The Ice Co and Storelogs

KEEPING OUR CUSTOMERS COOL SINCE 1860

1860 THE BEGINNING

It all started six generations ago with Joseph Marr, an entrepreneurial young fish and ice merchant in Hull. Fishing fleets needed to keep their catch cold, however ice wasn't so readily available in those days so he imported glacial ice from Norway.



1870-1896 EXPANDING THE FLEET

Joseph Marr bought his first fishing vessel and expanded his fleet over the following fifteen years. Moving to Fleetwood in 1896.



THE FIRST ICE FACTORY

...in the market, son of Joseph Marr – James, ... Company and the first ice factory was built to ... for fishermen and trawlers.



1927 COLD STORAGE

The demand for cold storage was high, so Fylde Ice built its first cold store to offer cold storage services to fish merchants.







New buildings that have been added during the current BID



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.



“D&R Autokraft Supplies have been trading on Langthwaite for 15 years. I have been the Manager for 7 of those years. During this time I have got to know the LBA security officers quite well when they patrol our area or bring the security car to us for tyre replacement or repair. They are very helpful and professional. The BID supports us by keeping the park secure, well maintained and provides a good working environment.”

Charlie James, Manager, D&R Autokraft

Objective 1

Crime Prevention & Safety

The Objective

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.



“The reasons why Sebden Steel enjoy trading on the park after taking over from Eterniti Steels are the safe and secure environment it offers and the excellent work done by the LBA. Sebden Steel are more than happy to support the renewal of the BID.”

Richard Smith

Divisional Managing
Director, Sebden Steel
Service Centres Ltd



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

The Objective

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 Lanthwaite 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



“I established Slide Motorsport in 2010, and relocated to Lanthwaite in 2015. During the 10 years we have been on Lanthwaite we have witnessed the improvements the LBA have made to the park through the BID. It's a great place to do business and we will be voting to renew the BID.”

Matt Stevenson

Director, Slide Motorsport Limited



BENEFITS

- Improved parking management on Lanthwaite;
- 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

The Objective

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



We relocated to the park in 2017 and it has provided a consistently safe and secure environment for our business. The team at Langthwaite are highly supportive. The security services provided and the key holding, and alarm response services gives us real peace of mind. We fully support the renewal of the BID.

Claire Terry-Bunting

HR and Health & Safety Manager, Askern UK Ltd



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

The Objective

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 measure 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.



“Brewing Real Ale is my passion. When I needed an industrial unit to work from I looked at Langthwaite Business Park and took on Unit 53F in 2018. As a sole trader I appreciate the friendly, secure and good environment the LBA have created on Langthwaite Business Park and will vote to continue the BID.”

David Currie
Director, Chin Chin
Brewing



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

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.



Photo:
Chapman Brown
Photography



“Langthwaite Enterprise Zone is a great example of how we’re transforming unused land into thriving business space, creating good jobs and boosting local pride in the communities that need it most. By unlocking this site for development, we’re addressing the failure of the market to spread opportunity equally, and backing local people with the investment they deserve. By working with ambitious organisations like the Langthwaite Business Association, we’re driving economic growth and delivering a stronger, fairer economy that puts more money in working people’s pockets.”

Tracy Brabin, Mayor of West Yorkshire

The BID area

Streets/roads/lanes included in the BID Area

The yellow lined area plan (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) and in section 7 in the BID Proposal and Business Plan, 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 and in section 7 in the BID Proposal and Business Plan.

The yellow lined area in the map, right, represents the full extent of the Langthwaite Business Improvement District. All non-domestic hereditaments listed on the Rating List within the BID area will, subject to the detailed levy criteria in Appendix 1 on the 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.



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 opposite what you are paying currently and what you will be paying in 2026-2027 (amounts rounded).

How much will I pay?

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	£145.06	£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.



“For Production Park first impressions count. The LBA has transformed the park over the years to create an attractive, clean and safe environment that creates a positive impact on everyone who comes onto the park. For these reasons we will be voting Yes to renewing the BID.”

Emma Gomez
Chief Operations Officer, Production Park

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.

"ADE Power has been on the Park for about 25 years and are now part of the PBE Group. The security on the park has been improved dramatically by the LBA, making the park a safer and better place to work. This and the location of the park provides greater security and access for local people looking to work in manufacturing and engineering. ADE will be supporting the renewal of the BID."

James Mead, ADE Power



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	11,333	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 (Note 4)	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
Surplus/Deficit (Note 5)	(2,896)	7,943	3,742	(890)	(5,987)	1,912	
Cumulative Surplus	(2,896)	5,047	8,789	7,899	1,912		

Notes

1. Assumes 3.5% per annum inflation but adjusted as necessary as per statement under Finance and Budget on page 24.
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.
5. Any surplus at the end of the projected period will be carried over into the next BID if renewed or otherwise spent on projects within the current business plan.

Ballot and voting



BID Levy Payers within the Langthwaite Business Park area will be asked to vote on whether or not they wish the Langthwaite BID to be renewed and to implement the business plan over the next five years from 1st April 2026 to 31st March 2031.

Ballot papers will be sent out to a specially prepared list of voters on Wednesday 1st October 2025 to the person identified by Wakefield Council as the designated business rate payer on the Council's business rating list or a senior person within the company who is aware of the BID ballot.

Each rateable property has one vote. A proxy vote will be available. The ballot will close on Friday 31st October 2025. Please make sure completed ballot papers are returned before this date. The result will be announced on Monday 3rd November 2025.

To Renew our BID we have to pass two tests:

A simple majority vote of those who vote must register a 'YES'.

AND

The aggregate rateable value of the premises of those who vote 'YES' must be greater than that of those that vote 'NO'.



"Our business has operated from the park for over 12 years. The benefits of being in a BID area have been the support we have received from the LBA for funding and the security that gives us peace of mind. The BID renewal has our support."

Karen Binns, DH Print Services Limited

Monitoring success

Working with key partners

In order to deliver exceptional value for money, the BID will continue to work closely with key stakeholders such as park businesses, property owners, developers, Government agencies, Wakefield Council, West Yorkshire Combined Authority and the Police.

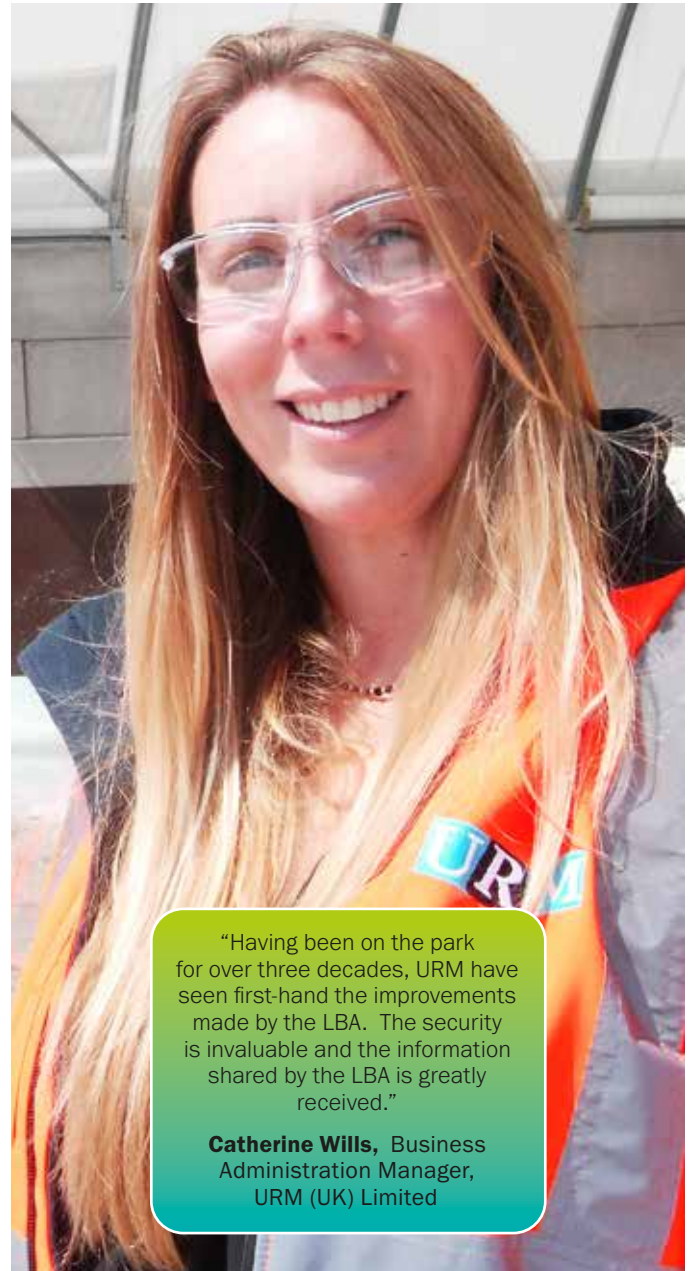
Monitoring of basic service provision

Wakefield Council are committed to sustaining core and basic services to Langthwaite for the duration of the BID. The activities of the BID will be additional and complementary to council and other statutory provision. The BID structure provides an effective mechanism for businesses in the BID area to ensure that BID services are truly additional, and that other public service provision can be monitored through baseline agreements to ensure true alignment with BID funded initiatives.

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.



“Having been on the park for over three decades, URM have seen first-hand the improvements made by the LBA. The security is invaluable and the information shared by the LBA is greatly received.”

Catherine Wills, Business Administration Manager, URM (UK) Limited

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.

Thank you to:
The Media Consultancy
Partnerships for Better Business Ltd
The Sanders Partnership
DC Print (Yorkshire) Ltd
MediaBorne
RCP21 Community Interest Company

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.

Langthwaite is a large and complex site and maintaining its operational efficiency requires effort and commitment from all in the area to work together, through the BID, to ensure that the business park continues to operate efficiently and effectively.



"Halls Vehicle Services, a family owned business, has been trading on the Park for over 25 years. I can remember what the park was like before the LBA was established. The area was a dumping ground for fly tippers and a target for criminal activity. Thanks to the LBA the park is now a safer, cleaner and better place to work and trade in."

Simon Hall, Halls Vehicle Services



#langthwaitetogether

LANGTHWAITE
BUSINESS ASSOCIATION

This prospectus should be read in conjunction with the full Business Improvement District Proposal and Business Plan accessible on www.langthwaite.org or by phoning 01977 652984 or email langthwaiteba@gmail.com