



BUSINESS
PLAN
2018 - 2023

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BUSINESS PLAN 2018 – 2023



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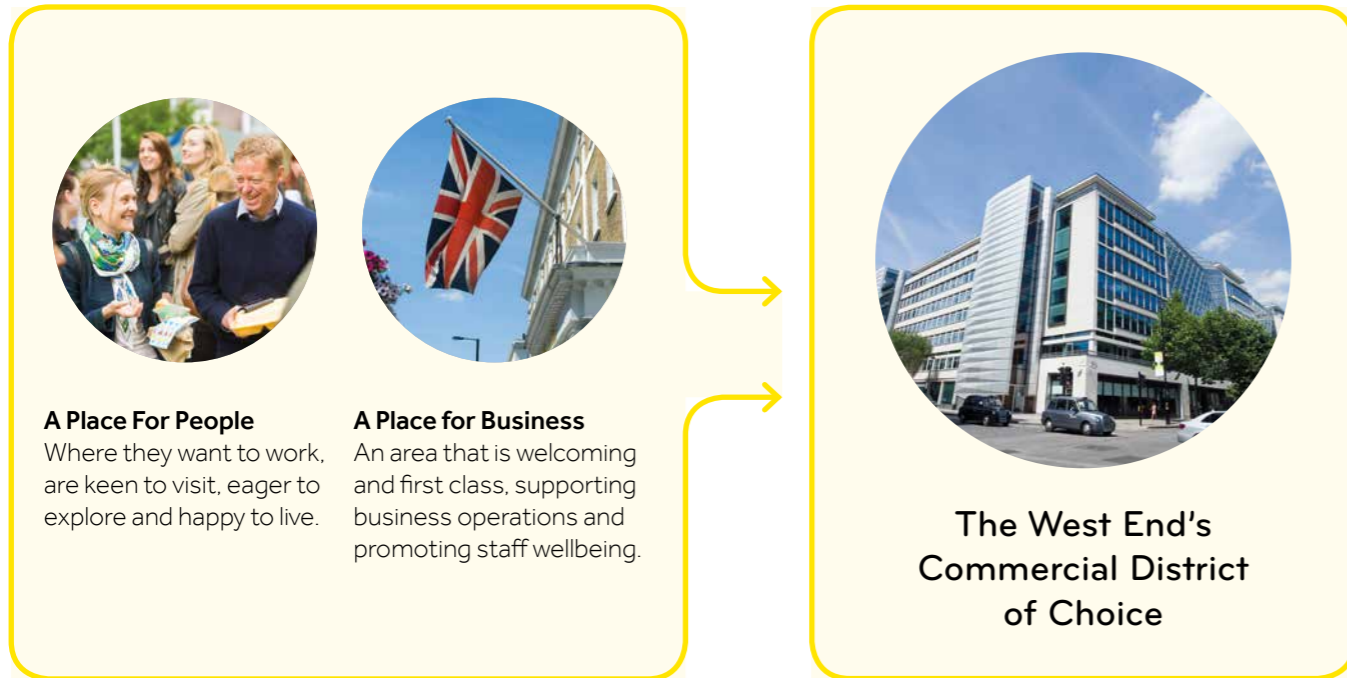
We have supported the Baker Street Quarter Partnership from the very start and are delighted to see it become such a force for positive change. What it has achieved in a relatively short time is incredibly impressive and we are looking forward to seeing even more ambitious projects being delivered in the years ahead.

”

Alistair Elliott
Group Chairman and Senior Partner
Knight Frank LLP

OUR VISION

OUR VISION



WE WILL

- 

Be a strong voice for business, pressing for positive change
- 

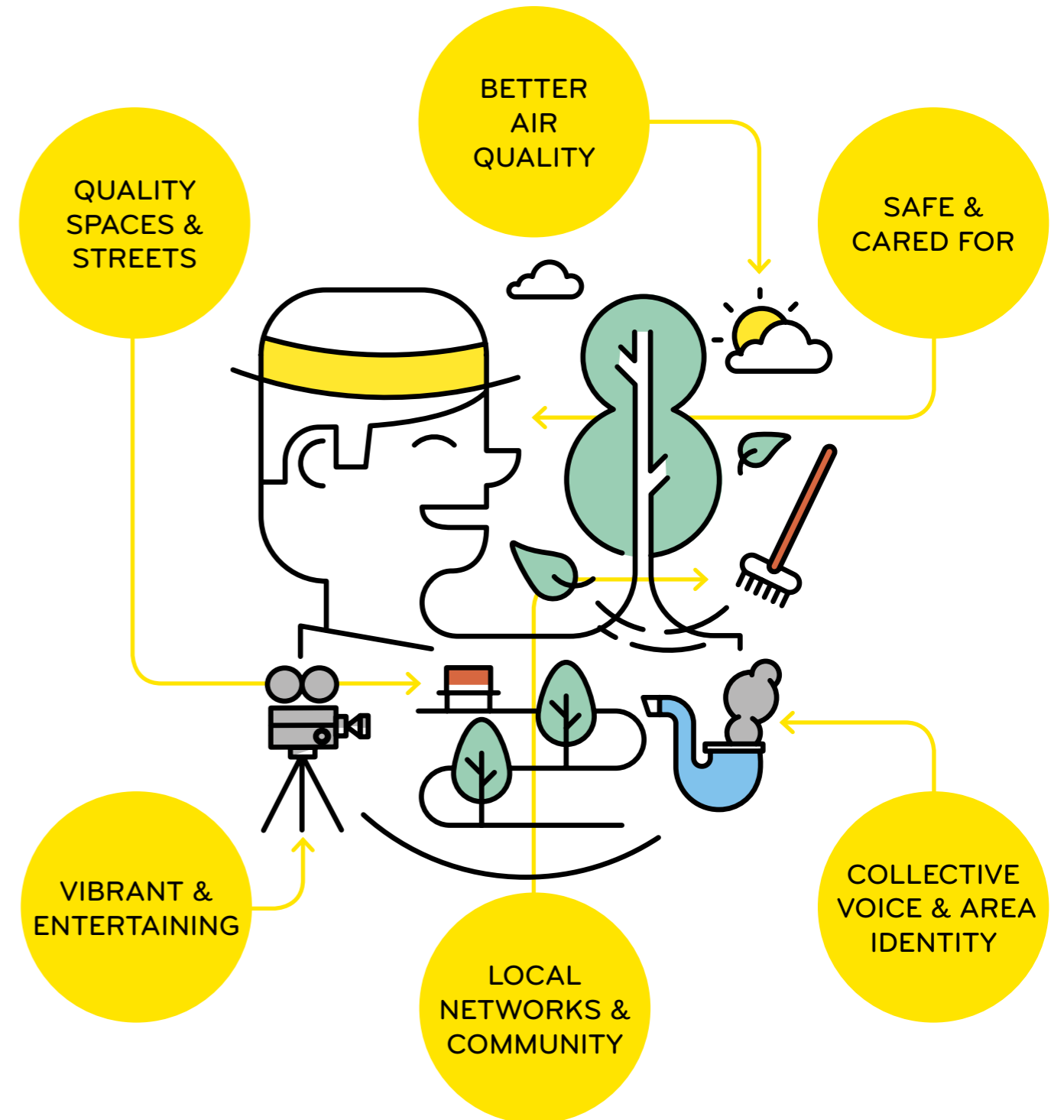
Enhance the area's attractiveness, cleanliness, safety and vibrancy
- 

Foster a positive sense of community and useful networks
- 

Provide valuable services to businesses
- 

Promote a strong, defined area identity

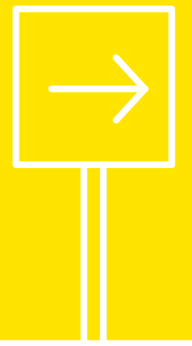
OUR SIX PRIORITIES



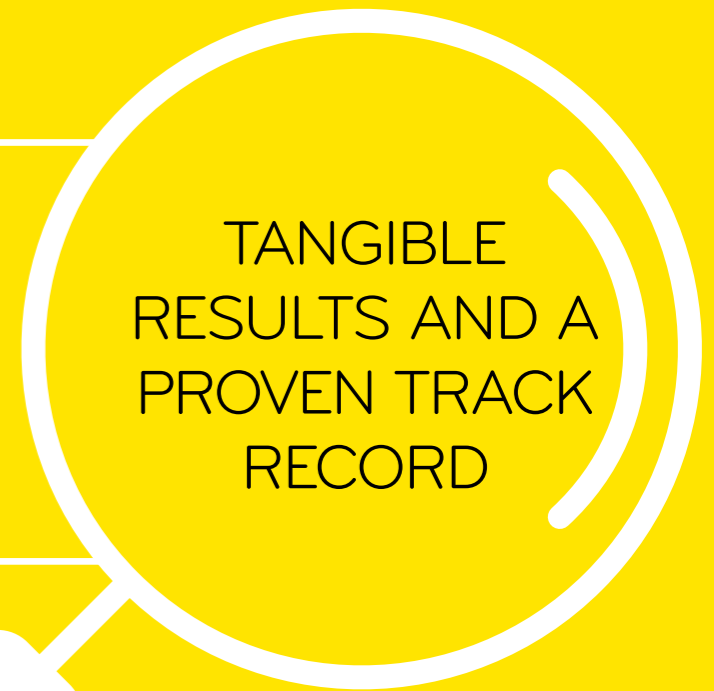
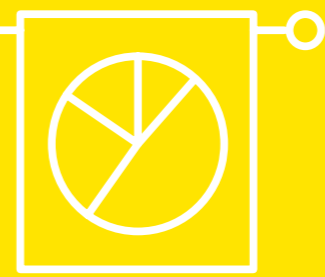
DELIVERING FOR



THE QUARTER



2013 - 2017



TANGIBLE
RESULTS AND A
PROVEN TRACK
RECORD

A STRONG FOCUS ON THE BAKER STREET QUARTER & ITS BUSINESSES



Over £15 million of additional investment in the area

15

Representations to local and national government on business priorities



A business voice on key decision making panels



Transformational projects and strategies informed by detailed area studies

ENSURING THE AREA IS WELCOMING, SAFE AND CLEAN



Baker Street Two Way project – funded and approved



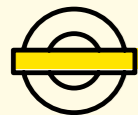
46% reduction in waste collection trips, improving congestion and air quality



37% increase in members rating the area attractive



175,000 people assisted by the Street Team



Baker Street Station retail frontage improvements



33,000 issues reported for action by Street Team



6,000 bin washes



Business Security Zone established



109,000 m2 pavements cleaned



The Wonderpass funded and delivered



18% reduction in concern with begging



15,000 Explore the Quarter maps handed out

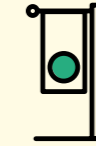
ADDED VIBRANCY



10,000 attend each Summer in the Square



50 monthly food markets



7 banner campaigns



Christmas lights on Portman Square



1,400 enjoy free guided walks



89% of members read weekly e-newsletter



180 Social and Wellbeing activity sessions



1,300 Baker Street Regulars deals redeemed

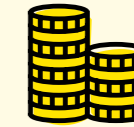
USEFUL SERVICES TO BUSINESSES

700

Issues addressed for members



Popular Smarter Recycling service established



£635,000 Member Savings on waste and procurement



Local CSR - 250 volunteers, 100s of donations



Smarter Recycling service diverted 4,750 tonnes of waste from landfill



860 attended networking events

280

Businesses promoted



530 member employees attended free training courses



THE MOMENT FOR MARYLEBONE

 Marylebone sits in the context of the West End, with all it has to offer, yet apart from the hustle and bustle. It is an important commercial district with excellent office facilities, extensive transport links and high quality hotels. It is also home to side streets full of independent shops and dining options. There is a long-standing residential population and a strong sense of community. It's a unique and attractive combination.

Baker Street Quarter Partnership was established almost five years ago. Local businesses and landowners wanted to build on the area's strengths and establish it as first class for business and for those working here, visiting and living in the area. Like all areas of central London, the area faces challenges.

So far, we have made tangible improvements to the quality of the environment, secured over £15 million of investment and delivered real change in the day-to-day management of our streets. We have reduced traffic and emissions, established useful networks, added vibrancy and nurtured a positive sense of community.

However, much remains to be done and there are exciting opportunities and challenges ahead. Our area must work hard to harness the benefits of the Baker Street Two Way project, the arrival of the Elizabeth Line at Bond Street, and the transformation of Oxford Street. Air quality will remain a priority, as will the area's appearance and security.

Our Partnership is uniquely positioned to provide a business voice and leadership, alongside the collective approach and investment required. As well as representing over 200 businesses and landowners, we benefit from strong relationships with Westminster City Council, Transport for London, the Greater London Authority and the Metropolitan Police. Locally, we work closely with Marylebone's residents' groups and our neighbouring Business Improvement Districts.

This is the moment for Marylebone. We are committed to our shared vision for an area that is simply first class.

Penny Alexander, Chief Executive
Simon Loomes, Chairman and Director of The Portman Estate

QUALITY SPACES & STREETS

OUR
PRIORITIES
2018-2023

Projects to transform our area and create a first class environment for everyone who works, lives or visits here.



A ONCE IN A GENERATION OPPORTUNITY

Baker Street Two Way Project
This project will address the blight of dominant traffic and provide a trigger for further improvement and investment in the streetscape.

The reintroduction of two-way flow will prioritise pedestrians and cyclists. The project brings additional tree planting, 50 new and improved pedestrian crossings, upgraded street lighting and paving. £10 million of funding has been secured from TfL. Work commenced in summer 2017 and is due to complete in early 2019.



GATEWAYS TO THE QUARTER

The gateways to the Quarter shape the experience of people working in and visiting the area. Those experiences should be positive and encourage people to return and remain in the area.

Elizabeth Line to Baker Street Gateway Project – Manchester Square

The arrival of the Elizabeth Line at Bond Street Station is providing new connections for commuters and visitors. The area needs to embrace this opportunity. The streets linking Bond Street to the Quarter require enhancements that make people feel welcome and secure, with design that focuses on improving crossings and pavements, slowing traffic, and reducing anti-social behaviour.

The gateway's 'hidden gems' are Manchester Square and the Wallace Collection. Given the right context and links, they can reach their full potential and make the area a significant townscape and new cultural destination in the West End.



The Wonderpass

Our creative makeover of a dank subway under Marylebone Road now provides an entertaining welcome to the Quarter. We secured TfL funding for The Wonderpass and actively manage the space to keep it clean, maintained and to deter anti-social behaviour.

Baker Street Station forecourt

Our ambition is to secure a high quality, comfortable environment at Baker Street Station. We want more space for people entering and exiting the station, a better retail offer and a new piazza. The retail improvements are gradually being implemented, as we continue to work with TfL on this complex, long-term project.



AN ENHANCED RETAIL OFFER

Retail Strategy

Whether visiting or working in the area, our research shows that people want a broader, more coherent retail offer, with a stronger evening economy. The Baker Street Two Way Project and the commitment of property owners provide the opportunity to improve the appeal of the area. We will be defining a strategy with property owners that attracts desirable retailers.



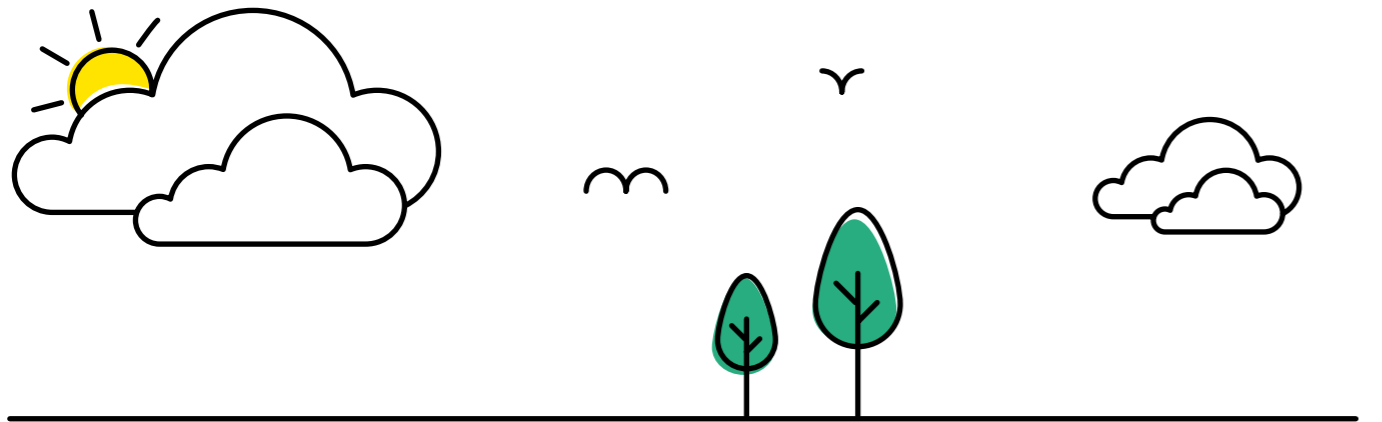
“
The Baker Street Quarter Partnership is the glue keeping the business community of Marylebone together. With Selfridges having a history dating back to 1909 within the area, we know how valuable an organisation such as this is, in contributing to its longevity and prosperity. We look forward to seeing even more successful initiatives being delivered in the years ahead.

”
Michael Lindsay
Director of Property
Selfridges

A GREENER ENVIRONMENT

Greening

Our Greenery Action Plan sets out our ambitions to add more greenery to the area enhancing its attractiveness. This includes proposals for a Baker Street Arboretum of varied species, each chosen to ensure canopy is visible at eye level as well as being beneficial to air quality. We will continue to find ways to implement the plan, working with others to encourage the greening of frontages and buildings.



BETTER AIR 

QUALITY  



**OUR
PRIORITIES
2018-2023**

Air Quality is a key concern for our members and their staff. We will strengthen our programme with a range of practical services for businesses, awareness campaigns and joined-up working with our neighbouring BIDs and other stakeholders.



**HELPING
BUSINESSES
REDUCE
EMISSIONS**

Air Quality Hub
A full range of services to make it easier for businesses to do their bit to reduce emissions and improve air quality.

Smarter Recycling
Our area-wide, total waste solution has reduced waste vehicle traffic by 46% so far and provides a great, green, cost saving service to our members.

Green Supplier listings
Assisting members looking for suppliers whose activities, especially deliveries, are mindful of local air quality.

West End Buyers Club
Providing members access to jointly procured, West End-wide supplier contracts that help to improve air quality.

The deliverBEST assessment tool
Assisting businesses in reducing emissions through more efficient deliveries.



The Baker Street Quarter Partnership Team play a vital role in our community, providing benefits and services that make long-term improvements to create not only a great place for us to work and live but for our guests to visit and enjoy.



Arnaud de Saint-Exupery
Area Vice President & General Manager
United Kingdom and Ireland
Hyatt



**AWARENESS
AND ACTION**

Campaigns to raise awareness of air quality and how people can do their bit to reduce emissions.

Personal Deliveries

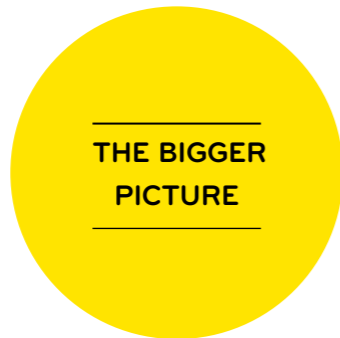
A website to make it easier for people to arrange personal deliveries near home rather than adding to congestion and pollution in the Quarter.

Anti-Idling campaigns

Our Ambassador monitors and reports idling, working with local Air Quality Marshals to remind motorists to switch off their engines to reduce emissions.

Electric Vehicles

Encouraging businesses to choose companies that use electric vehicles for deliveries and to support the growth of electric vehicle infrastructure.



**THE BIGGER
PICTURE**

We work with a range of stakeholders beyond the Baker Street Quarter for greater impact:

- Linking up with our neighbouring BIDs, New West End Company and Marble Arch BID, to secure larger emission reductions via joint procurement and awareness campaigns.
- Lobbying to encourage the Mayor, Council and others to take action to reduce emissions in the wider area.
- Pushing for bus reductions and earlier implementation of hybrid buses and taxis and the Ultra-Low Emissions Zone.
- Supporting the Marylebone Low Emissions Neighbourhood which provides a focus for action and air quality improvements.



One of our key goals is to provide our employees with education and opportunity to improve their personal wellbeing. Alongside the initiatives we hold in our offices we actively encourage our 500+ employees to take the time and visit some of the excellent events that the Partnership put on in the local area.

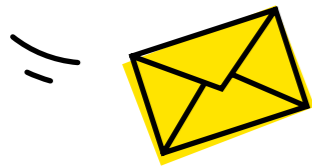


Philomena Gray
Chief Talent Officer
Publicis Communications





SAFE & CARED FOR



OUR PRIORITIES 2018-2023

A safe and well-managed environment is good for everyone. Our Street Management Team has made a noticeable difference to the area. It is vital these standards are maintained and enhanced with additional security, waste and cleaning services.

MANAGING THE STREETS

The high standards sustained by the Street Management Team are important to those working in and visiting the area. Enhanced on-street waste and cleaning services will be delivered as we partner with our neighbouring BIDs in the West End, achieving efficiencies and a joined-up service.

Our Street Management Team ensure the area is safe and smart while offering a warm welcome. The team proactively address anti-social behaviour, security, cleanliness and maintenance. They work with the police, council, outreach services and property managers to share intelligence, compile evidence, report and monitor.

Additional, enhanced street cleaning services will include the swift removal of waste on the streets and address identified 'grot-spots'.



SUPPORT FOR MEMBERS

Our Member Support Line saves time and hassle with a swift response whenever members have issues affecting their premises.



STREET MANAGER SVENN (L) AND AMBASSADOR DAN (R)

INCREASING SECURITY AND RESILIENCE

Through our Business Security Zone we are working towards a robust security and emergency planning network to enhance the resilience of the area and safety of businesses, staff and visitors.

A Business Security Zone to:

- Facilitate intelligence sharing between security teams, the police, council and outreach services across the area through our online system.
- Provide a specialised Street Manager role gathering intelligence, deterring criminal behaviour and facilitating communication between security teams.
- Coordinate emergency planning across businesses in the area to enhance resilience and enable mutual support.
- Foster strong working relationships with the police and council and ensure they understand business priorities for security in the area.
- Provide emergency planning and incident updates.



“

The work of the Baker Street Quarter Partnership is vital in helping the City Council deliver a world-class city for residents, businesses and visitors. With Penny and Simon leading the way the Partnership has helped to not only deliver real improvements for the businesses they represent but has also reached out to the communities around them to ensure that local residents share in the benefits of their hard work.

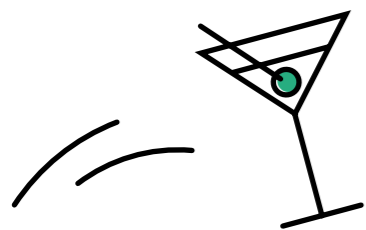
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Councillor Robert Davis MBE DL
Deputy Leader and Cabinet Member
for Business Culture and Heritage
Westminster City Council





VIBRANT & ENTERTAINING



We ensure the area has plenty to offer those working here or just passing through with an array of activities, deals, illuminations and banners. An area that is vibrant and enjoyable enhances staff and visitor satisfaction and helps with staff retention.



Summer in the Square has become a regular fixture attracting over 10,000 people to Portman Square Garden every summer for outdoor sports and movie screenings, games, street food and more. Our monthly food markets also help to provide something a little different each month.

We will be developing new ideas and formats for our outdoor events to keep them fresh and actively involve local businesses.





Baker Street is a bustling, vibrant part of central London which plays a crucial role in our city's economy and welcomes many thousands of visitors throughout the year. The Baker Street Quarter Partnership has done great work in areas which are also high priorities for the Mayor, such as improving air quality and supporting businesses of all sizes.



Rajesh Agrawal
Deputy Mayor of London for Business

SOCIAL AND WELLBEING ACTIVITIES

Our programme of activities provide a release and a way to connect with others working locally. From singing to yoga, bootcamp and self-defence, they are provided specifically for your staff to enjoy some downtime in the Quarter.

ENCOURAGING EXPLORATION

Free themed guided walks and Baker Street Regulars, our online retail directory and deals platform, encourage people to explore and enjoy the best of the area. Walks take place during lunchtimes or after work and our local deals allow people to support the Quarter's independent stores.



CHRISTMAS LIGHTS AND BANNERS

Attractive lights and banners add colour and sparkle to the streets, boost staff morale and entertain visitors in the winter months. An area-wide Christmas lighting scheme will be designed to ensure sufficient dazzle for our wide streets yet sympathetic to this special area.



The Baker Street Quarter Partnership continues to effectively promote the area and champion the business community, whilst being sensitive to the needs of Marylebone residents.



Tim Carnegie
The Marylebone Association



LOCAL NETWORKS & COMMUNITY

**OUR
PRIORITIES
2018-2023**

A sense of community sets this commercial district apart from others. Our local information hub allows businesses and their staff to get involved in Marylebone and mix with others. We also make local corporate giving easier often by pooling resources.



**SMARTER GIVING -
LOCAL GIVING**

- A programme of tailored assistance providing supported opportunities, introductions and relationship development with local charities and community organisations with a particular focus on the neighbouring Church Street Ward.
- A focus on supporting local people into employment through promoting and facilitating local recruitment, apprenticeships, mentoring and work placements.
- A wide range of facilitated activities including collaborative volunteering days; food, toy and clothes drives and donations of redundant furniture and equipment.
- Facilitating introductions for businesses keen to support local entrepreneurs and new businesses working with Westminster City Council's enterprise programmes.



A SENSE OF COMMUNITY

“ Working with the Baker Street Quarter Partnership has been a fantastic experience for us at Food Cycle Marylebone. Their help with sponsors has been invaluable not only financially but also for the encouragement it gives our clients, guests and volunteers. Thank you to all of the incredible staff that often help to make our ideas a reality!

Alex Cameron
Food Cycle Marylebone

A hub of local information
Our popular, weekly e-newsletter and our comprehensive website provide all locals need to know about happenings, projects and promotions.

Local offers and promotion – Baker Street Regulars
Baker Street Regulars, our online retail directory and deals offering, enables our consumer businesses to promote themselves to others in the area.

Events and Networks
Regular member events are a useful way for those working in the area to develop and maintain relationships at other local companies.

Our outdoor events and social and wellbeing activities bring the whole community together, as an informal way to meet while having fun.

Free training courses
These practical courses come at no cost to our members and are always held locally for convenience. They are a chance for staff to enhance local networks and learn key skills - such as first aid and health and safety.



COLLECTIVE
VOICE & AREA
IDENTITY

**OUR
PRIORITIES
2018-2023**

We give members an effective, coordinated voice for matters affecting their business and the local area. A strong recognised identity for the area that is useful in attracting staff and visitors.



**A STRONG
IDENTITY FOR
THE AREA**

The Quarter and its many charms are not clearly defined. With improvements secured that will transform the area, this is the right moment for change. We need an identity that is easily understood, widely recognised and attractive to those considering taking a job here, staying at a local hotel, visiting for the day or relocating a business. This will ensure businesses benefit fully from all the area has to offer staff and visitors.

A VOICE IN LOCAL MATTERS

We represent members on panels and forums that make decisions affecting local businesses, such as policing priorities, wider air quality programmes and planning policy. Groups include the Marylebone Neighbourhood Forum, Police Safer Neighbourhoods Panel, Marylebone Low Emissions Neighbourhood and West End Partnership.

GETTING BUSINESSES HEARD

We are uniquely positioned to provide a strong, collective voice for businesses in the area. With a number of significant proposals, opportunities and threats for the area and for business in the coming years, it is important that decision makers understand members' views and concerns.



LOBBYING AND COORDINATED RESPONSES

We proactively lobby and respond to consultations, joining with BIDs in Westminster and central London to add weight to our arguments where appropriate.

Priorities for the next five years

- The proposed transformation of Oxford Street – working with TfL and WCC to ensure this strategic vision works for the Baker Street and Marylebone area. We are seeking reassurances regarding impact on Wigmore Street, improved crossings, significant bus reduction, the greening of the bus fleet and air quality.
- Air quality – we will continue to press for accelerated changes to emissions charging, cleaner bus and taxi fleets and a diesel scrappage scheme to make a meaningful improvement to air quality.
- The proposed reform of business rates and local government funding – this is an opportunity to provide a fairer deal for the West End. We will work with wider stakeholders in the area to press for greater retention for the West End to ensure a positive environment for further business growth.

“

The Baker Street Quarter has been a key partner as we transform the area with the Baker Street Two Way Project with Westminster City Council. This major investment in the district will reduce the dominance of traffic and create healthier, more pleasant streets for people to live, spend time and get around.

We have a track record of working together on innovative schemes, such as creating the Wonderpass subway to showcase Baker Street's cultural heritage. We look forward to continuing to work with Penny and the team in the future.

”

Mike Brown MVO
London's Transport Commissioner
Transport for London



YOUR VOTE

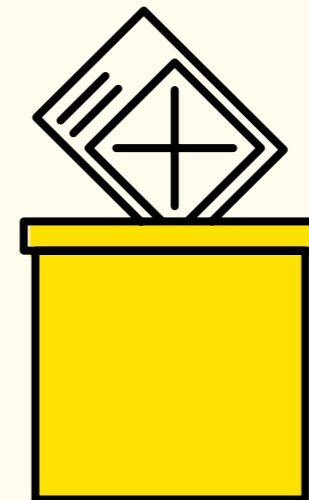
From **26 October 2017** you will have the opportunity to vote on this business proposal for 2018 – 2023.

A postal ballot will take place over four weeks. Westminster City Council will conduct the ballot, as required by the BID Regulations and legislation.

The ballot needs to satisfy two tests – a majority by number of those voting and a majority in rateable value of those voting.

Each BID is required to renew its mandate every five years. At our last ballot, in February 2013, we gained 80% support by number and 79% by rateable value.

All eligible businesses will be entitled to one vote per hereditament (rated business unit). Some businesses occupying more than one hereditament will get more than one vote.



KEY DATES

**26
OCTOBER**
Your ballot paper
will be issued

**23
NOVEMBER**
You need to
return your
paper by 5pm.

**24
NOVEMBER**
The results of
the ballot will be
announced

To discuss this Business Plan
in more detail please call
020 3056 5910 to speak to:

Penny Alexander
Chief Executive
penny@bakerstreetq.co.uk

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GOVERNANCE, FINANCE & TRANSPARENCY

OCCUPIER BOARD



SIMON LOOMES (CHAIR)
Strategic Projects Director,
The Portman Estate



TIM ROBINSON (VICE CHAIR)
Partner, Head of Property
Asset Management
Knight Frank LLP



VICTORIA ADIGUN
Property & Services
Manager, BDO LLP (Interim
Board Representative)



HELEN BIDDLE
Head of Finance and
Operations, Boston
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SAM REGAN
Director of Facilities,
Madame Tussauds



ANDREW RICHARDSON
Managing Director,
Home House



AMANDA CHERRY
Director of HR,
Aspect Capital



ARNAUD DE SAINT-EXUPERY
Area Vice President &
General Manager - UK
and Ireland, Hyatt Regency
London - The Churchill



ANUP SARIN
Director of Operations,
Aristel Hotels



ADAM THOMPSON
Strategist, Winkreative



ANDY TYLER
Partner, London Markets,
Cushman & Wakefield



CLLR ROBERT DAVIS MBE DL (OBSERVER)
Deputy Leader of
Westminster City Council



PC DAVID MILLER (OBSERVER)
Dedicated Ward Officer,
Marylebone High Street

OWNER BOARD



SIMON LOOMES (CHAIR)
Strategic Projects Director,
The Portman Estate



GEORGIA HOGG (VICE CHAIR)
Property Management
Executive, British Land



NICHOLAS LAZARI
Director,
Lazari Investments



ZOE PERREUR-LLOYD
Senior Asset Manager,
London & Regional



LAURIE LOW
Asset Manager,
Great Portland Estates



CHARMAINE REES
Senior Asset Manager,
Derwent London



MICHAEL LINDSAY
Director of Property,
Selfridges

Business Improvement Districts

Business Improvement Districts (BIDs) are business-led and business funded not-for-profit organisations set up to improve a defined commercial area. BIDs are statutorily established once voted for by the majority of businesses in an area and are then required to renew their mandate with their business electorate every five years. There are now over 200 BIDs operating in the UK.

The Company

Baker Street Quarter Partnership is a not for profit company limited by guarantee. It was formed to operate the BID and is the BID Proposer putting forward these plans for 2018-2023. Assuming a successful renewal ballot the BID will continue and will be operated by Baker Street Quarter Partnership.

The Boards and Steering Groups

The Occupier Board broadly reflects the makeup of businesses eligible to pay the BID levy with regard to business sector, size and location. Property owners and investors who contribute to the Partnership are represented on the Owner Board.

The Boards meet quarterly including an annual joint meeting to set priorities and review progress.

Westminster City Council and the Metropolitan Police have seats as observers.



The Steering Groups are made up of business and owner members and are responsible for directing specific areas of the project programme:

- Quality Spaces and Streets
- Vibrancy, Identity and Community

All BID levy-paying businesses are automatically company members and are encouraged to put themselves forward to sit on Baker Street Quarter Partnership's Steering Groups or Occupier Board.

Voluntary Membership

Voluntary Membership is available for businesses below the BID levy threshold at a cost of £1,750 per annum (plus any allowance for inflation).

Voluntary Membership for businesses just outside the BID area can also be considered.

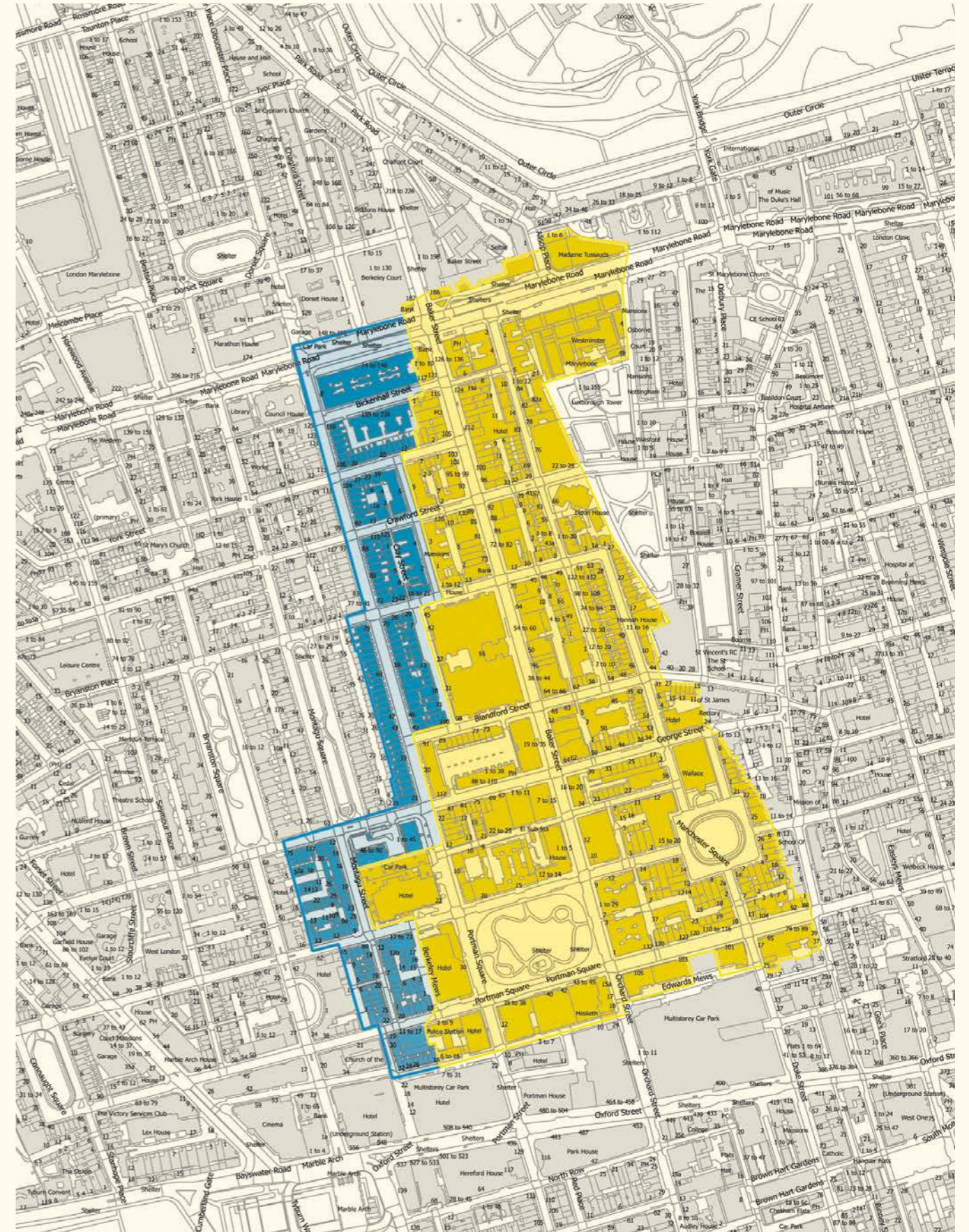
The Team

The experienced team at Baker Street Quarter Partnership will manage the projects and services in this proposal, with support from specialist advisers as needed. We will also work with our neighbouring BIDs, New West End Company and Marble Arch BID, to realise economies of scale and efficiencies.

BID AREA

The proposed Baker Street Quarter Partnership BID area for 2018-2023 includes a small extension to the west as shown by the blue boundary here and slight amendments to our southern boundary. The changes ensure we abut the boundaries of our neighbouring BIDs.

- Allsop Place: 1- 31 (west, odds), 2 only east side
- Bakers Mews
- Baker Street: 1-213 (odds, west) and 2-206 (evens, east)
- Baker Street Station
- Baker Street Station Approach
- Berkeley Mews
- Bickenhall Street
- Blandford Street: 44-106 (evens, north) and 29-91 (odds, south)
- Broadstone Place
- Brunswick Mews all excl nos 2,15,16)
- Bryanston Street: 2 to 32 only (evens, north)
- Chiltern Street
- Crawford Street: 1 to 13 (consecutive, north) and 90 to upper limit 130 (south, consecutive)
- David Mews
- Dorset Street: 1 to 17 (northside, consecutive) and 26 to 55 (south, consecutive)
- Duke's Mews
- Duke Street: 1 to 29 (odds, east) and 2 to 28 (evens, west)
- Edwards Mews : north side only
- Durweston Mews
- Fitzhardinge Street
- George Street: 26 to 112 (evens, north); 15 to 125 (odds, south)
- Gloucester Place: 2 to 118 (evens, east); 1- 75 (odds, west)
- Grays Yard
- Hinde Street (no 9 only)
- James Street: 37 and 39 only
- Kendall Place
- Kenrick Place
- Luxborough Street: 4, 4a, 4b only
- Manchester Mews
- Manchester Street
- Manchester Square
- Marylebone Road: 62 to 186 (evens, north); 31 to 93 (odds, south)
- Montagu Mansions: 1-5, (odds, east)
- Montagu Mews (all excl nos 4,5,6,7,16,17, 18)
- Montagu Row
- Montagu Street
- New Quebec Street
- Old Quebec Street: 24-end (evens, east)
- Orchard Court
- Orchard Street: 13-14 (consecutive, east) and 15a-23 (consecutive,west)
- Paddington Street: 22 to 34 (consecutive, north) and 35 to 38 (consecutive, south)
- Porter Street
- Portman Close
- Portman Mews South: north side only
- Portman Square
- Portman Street: 12 only
- Robert Adam Street
- Rodmarton Street
- Seymour Street: 1-19 (odds, south) and 2-30 (evens, north)
- Seymour Mews
- Sherlock Mews
- Spanish Place
- Upper Berkeley Street: 1 to 8 (consecutive, north) and 68 to end (consecutive, south)
- Wigmore Street: 88 to 144 (evens, north) and 79 to 105 (odds, south)
- *103 Wigmore Street is partially included in the Baker Street Partnership BID area. The ground floor east part of the premises is contiguous with the Selfridges store and both of these fall in the NWEK BID area. The remainder of the 103 Wigmore Street premises fall in the Baker Street Partnership BID area.
- York Court: 1-6 only
- York Street: 2-30 (evens, north) and 1-27 (odds, south)



BUDGET 2018-2023

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	TOTAL
INCOME	£	£	£	£	£	£
BID Levy Income	1,139,300	1,173,500	1,208,700	1,244,900	1,282,300	6,048,700
Contingency for reductions/non-collection (5%)	-57,000	-58,700	-60,400	-62,200	-64,100	-302,400
Additional reductions for redevelopments				-30,000	-35,000	-65,000
Voluntary Contributions	93,500	96,300	99,200	102,200	105,200	496,400
TOTAL	1,175,800	1,211,100	1,247,500	1,254,900	1,288,400	6,177,700
EXPENDITURE	£	£	£	£	£	£
Quality Spaces and Streets	238,500	267,400	225,300	234,300	226,900	1,192,400
Better Air Quality	108,000	113,000	117,000	123,200	127,200	588,400
Safe and Cared For	190,400	187,300	203,200	192,800	201,800	975,500
Vibrant and Entertaining	161,000	189,500	200,300	218,900	221,200	990,900
Local Networks and Community	129,800	131,900	135,000	139,900	139,900	676,500
Collective Voice and Area Identity	36,000	39,300	61,500	47,800	48,800	233,400
Management & Administration	72,300	74,800	76,900	79,100	81,400	384,500
Overheads	204,800	211,300	216,100	217,000	219,300	1,068,500
SUB-TOTAL	1,140,800	1,214,500	1,235,300	1,253,000	1,266,500	6,110,100
1% General Contingency	10,800	11,100	11,500	11,800	12,200	57,400
TOTAL	1,151,600	1,225,600	1,246,800	1,264,800	1,278,700	6,167,500
Surplus/deficit	24,200	-14,500	700	-9,900	9,700	10,200

Financial Management

- The Baker Street Quarter Partnership Boards will approve, in advance, an annual budget for the BID for each financial year

- Baker Street Quarter Partnership will not be able to operate in deficit or incur liabilities that come into effect after the operational period i.e. after 31 March 2023

- Baker Street Quarter Partnership will produce annual accounts for each financial year. These will be independently audited and available to all BID levy payers and the Local Authority. These will be presented at Baker Street Quarter's Annual General Meeting

- The BID Board will decide how any unspent or additional income should be utilised

- The budget includes a 5% contingency reserve to take into account any unexpected shortfall

- Any redistribution of funds between programmes within the total annual budget will require Board approval

- Any redistribution of funds between projects within the total annual programme budget will require Steering Group approval

BID Levy Rules

A full copy of the BID levy rules can be found on our website www.bakerstreetq.co.uk

- The Renewal BID term will be for 5 years from 1 April 2018 to 31 March 2023

- The BID levy will be 1% of rateable value using the current rating list

- The BID levy will rise by 0.03% annually on 1 April to allow for inflation i.e.: Year 2: 1.03%; Year 3: 1.06%; Year 4: 1.09%; Year 5: 1.12%. The BID Board is able to set a lower increase level if inflation remains low

- The BID levy will be charged on all properties in the BID area which appear in the rating list with a rateable value (RV) of £175,000 or more

- The BID levy payable for any business shall not exceed £30,000 per annum plus an increase for inflation of 0.03% applied annually on 1 April

- Where the rateable value for a hereditament (rateable business unit) changes and results in a lower BID levy, this comes into effect only from the start of the financial year in which the change is made and no refunds of the BID levy will be made for previous years

- Properties that come into the Rating List during the BID term will be subject to the BID levy from the effective date that the property is brought into the rating list and the rateable value effective at that time

- The BID levy will be a daily charge, paid annually in advance

- Ratepayers in receipt of mandatory charitable relief from business rates shall receive a 95% discount on the BID Levy

- A ratepayer will be liable to pay the BID levy on an unoccupied property without any void period or any empty allowance

- There will be no VAT charged on the BID levy

- The Boards of the BID Body will be able to alter the BID arrangements, without an alteration ballot, so long as any alterations do not:

- Alter the geographical area of the BID.

- Cause anyone to pay the BID levy who was not liable to pay it before or increase the amount of the BID levy for anyone.

- Conflict with the Local Government Act 2003 or The Business Improvement District Regulations 2004.

Performance Measurement

Performance is measured through a comprehensive range of KPI's and milestones which are reported on quarterly to the Steering Groups and Boards.

An annual survey of all members is conducted to measure member satisfaction and member priorities.

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