

# VAUXHALL ONE RENEWAL PROPOSAL

2022 - 2027



Vauxhall  
LONDON



# CHAIRMAN'S ADDRESS



Vauxhall One has had an incredible five-year term. The team has delivered substantial improvements to the area with our greening, cleaning, safety, and place-making projects.

Among numerous other projects, our green wall on South Lambeth Place, murals on Goding Street and New Spring Gardens Walk, extensive free event programme and the redesign of Vauxhall Station's railway bridge, have reinvigorated Vauxhall's public spaces, making it a better place to live, work and visit.

One of the many highlights of the past five years has been the creation of the Vauxhall London place brand. Playing on the area's history and quirky, inclusive spirit, the brand has received critical acclaim globally,

winning Best Place or Nation Brand in the Transform Awards Europe and being highly commended in the City Nation Place Awards.

Working in partnership with local stakeholders, Vauxhall One has shown great resilience over the past five years, adapting to the area's rapid regeneration, and facing the challenges of Covid-19. The team has made great strides in enhancing the urban realm, supporting independents, and promoting Vauxhall as the destination for different. We have an exciting and innovative set of projects in the pipeline for the next five years, ensuring that the best is yet to come for Vauxhall.

# HOW TO VOTE



**15 SEPTEMBER**

YOU WILL RECEIVE A LETTER TO CONFIRM THE VOTER FOR YOUR BUSINESS



**05 OCTOBER**

YOU WILL RECEIVE A VOTING PACK FROM THE LONDON BOROUGH OF LAMBETH, AND WILL BE ABLE TO VOTE BY POSTAL BALLOT



**04 NOVEMBER**

BALLOT CLOSES AT 5PM



**2022-2027**

IF WE ARE VOTED IN, WE CONTINUE TO WORK FOR YOU



“ ”

**VAUXHALL IS LOOKING BRIGHTER, FRIENDLIER AND MORE RELAXING AND THAT'S THANKS TO YOU ALL.**

Vauxhall Tube Station Manager, TfL

# OUR ACHIEVEMENTS

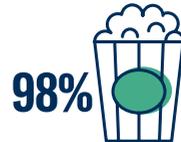
## EVENTS



free events



increase in attendance from 2015-21



of Summer Screen attendees would recommend to a friend

## MARKETING



46 countries reached with Classical Vauxhall streaming



3.2 MILLION

people reached through digital campaigns



650,000+

reached by 2021 out-of-home campaign

## CLEANING



pieces of graffiti removed



10,400

additional hours of cleaning

## GREENING



Over 700m<sup>2</sup>+ of greening

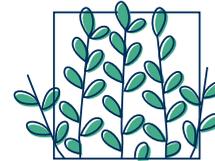


hanging baskets



1000s

of biodiversity enhancing plants



First living wall on Network Rail's infrastructure in London



160m long Clean Air Garden

## INWARD INVESTMENT



B2B placemaking event supported by related content and campaigns aimed at property professionals, investors and food and drink brands

## COMMUNITY

£85,000

spent on local community projects



# WHY VOTE YES?

This BID document will set out how Vauxhall One will tackle key challenges for the area, promote Vauxhall as a location for new businesses, and improve the area for visitors and locals.

The BID will continue to work closely with its main partners Lambeth Council, TfL, Network Rail and the Metropolitan Police to help deliver this vision.

## OPPORTUNITIES & CHALLENGES: VAUXHALL'S CONTEXT 2022 – 2027



**Construction** – Abundant new developments, the removal of the gyratory and improved transport links will greatly benefit the area. However, these projects will take time and cause disturbance during the construction phase, affecting local businesses.

**Covid-19** – There has been a major shift in business practices during the Covid-19 pandemic, with an increased need for functional outdoor spaces and an attractive public realm for entertainment and dining, which is lacking in Vauxhall. In a post-Covid world, new desires and challenges will arise that will need to be addressed.



**Competition** – Vauxhall will face increased competition with other regeneration areas, established business zones and entertainment spaces, due to a shift in working practices and new emphasis on being hyperlocal.



**Community** – Vauxhall is home to a vibrant mix of businesses, people and cultures. New and more established local communities need to be brought together to enjoy the area and take advantage of opportunities that Vauxhall's transformation will offer.



# WHAT HAVE WE ACHIEVED, WHAT WE WILL DO?

“ ”

VAUXHALL ONE'S IMPACT ON THE LOCAL AREA HAS BEEN REMARKABLE. YOU DON'T HAVE TO LOOK FAR TO SEE THE TREMENDOUS IMPACT THEY HAVE MADE, FROM GLOWING UP THE ONCE DRAB RAILWAY ARCHES WITH BEAUTIFUL MURALS TO ENCOURAGING AND INVESTING IN THE SPIRIT OF THE COMMUNITY.

Tom McGregor, Marketing Director, Above the Stag

# CULTURAL DESTINATION & PLACEMAKING

global

## SUMMER SCREEN

FRIENDS, FOOD & FEEL-GOOD FILMS  
TUESDAY EVENINGS  
27 JUL / 03 AUG / 10 AUG / 17 AUG

FREE TICKETS & INFO:  
BEINVAUXHALL.COM  
@BEINVAUXHALL

### VAUXHALL PLEASURE GARDENS

TOGETHER WE CAN SAVE VAUXHALL  
SUMMER 21

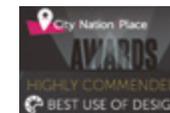
Vauxhall LONDON

City Nation Place Awards

**SINCE 1661, PEOPLE HAVE BEEN COMING TO VAUXHALL TO HAVE FUN. THE AREA HAS A DISTINCT CHARACTER AND IDENTITY, WITH A RICH CULTURAL HISTORY AS AN AREA OF LATE-NIGHT ENTERTAINMENT AND FRIVOLITY.**

Modern day Vauxhall is no different, offering a unique mix of amenities and independent businesses. This includes art galleries, sporting venues, climbing centres, axe throwing, and a city farm. It is also one of London's LGBTQI+ hotspots with world-class theatre, cabaret and an important night-time economy.

Playing on the area's history and following considerable consultation with the local community and businesses, the multi-award-winning Vauxhall London place brand was born. Receiving critical acclaim globally in 2020, the Vauxhall London brand won Best Place or Nation Brand in the Transform Awards Europe and was highly commended in the City Nation Place Awards, coming second only to Auckland. Inclusive, it celebrates difference, championing Vauxhall's unique spirit.



## SO FAR

The creation and promotion of the Vauxhall London brand has included:

### 'LOVE DIFFERENT, LOVE VAUXHALL'

physical place marketing, including a mural on New Spring Gardens Walk, a green wall on South Lambeth Place, bridge renovation next to Vauxhall Station and a refurbished urinal.

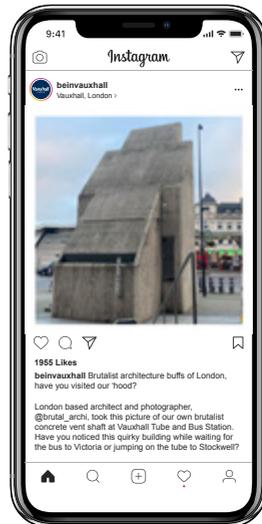
### 3.2 MILLION PEOPLE

reached on social media spreading the Vauxhall London place brand message of 'love different' whilst promoting local businesses, attractions and events.

### OVER 5,000 FOLLOWERS

with engagement rates over 3 times above average on Facebook and Instagram.

“ ”  
**VAUXHALL ONE'S DESTINATION BRANDING MAKES A REAL DIFFERENCE TO THE AREA AND ITS PERSONALITY. THE MARKETING AND EVENTS REALLY HELP CREATE A BIGGER, BRIGHTER SENSE OF COMMUNITY.**  
Tonic Housing





“ ”

**WE ARE SO INCREDIBLY GRATEFUL TO VAUXHALL ONE FOR CLEANING THE GRAFFITI THAT APPEARED ALL ALONG THE FENCE OF OUR SCHOOL. WE ARE A SPECIAL SCHOOL FOR AUTISTIC CHILDREN...WE ARE SO GRATEFUL THAT WE CAN FOCUS OUR VALUABLE RESOURCES ON OUR YOUNG PEOPLE... THANK YOU SO MUCH VAUXHALL ONE.**

Antonia Evans, Principal  
at Vanguard School

## **EXTENSIVE PROGRAMME OF EVENTS**

engaging a broad range of demographics, including Summer Screens, Bearpit Karaoke, Victorian Vauxhall, Vauxhall Variety, Classical Vauxhall, beer festivals and Dr Bike attracting approximately 15,000 people to the area this year

## **OVER 20,000 STREAMS**

across 46 countries for Classical Vauxhall

## **LIFESTYLE WEBSITE WITH TOP 5 SEARCH RANKINGS**

of key destination search terms including no.1 for 'brunch Vauxhall'

## **PR CAMPAIGNS**

that have included print and online editions of The Telegraph, The Observer, The Guardian, Metro as well as Time Out, BBC Radio London and the Londonist amongst other digital media

## **ROYAL MAIL CAMPAIGNS**

reaching over 30,000 homes, promoting local businesses, activities and community events

## **BILLBOARD CAMPAIGNS**

with an estimated reach of 650,000+ promoting events and Vauxhall as a destination

## **PARTNERSHIP WITH MONIKER ARTS**

to commission bespoke artwork for railway arches on Albert Embankment and Goding St for the Art in the Arches project

## **COLLABORATING WITH THE MAYOR'S OFFICE**

to fundraise and raise awareness for entertainment businesses hit by Covid-19



“ ”

**YOU'VE BEEN AN INCREDIBLE ASSET AND HELP TO US ALL AT THE BEEFEATER DISTILLERY THIS YEAR... THANKS SO MUCH FOR YOUR HELP CONNECTING US WITH THE LOCAL COMMUNITY AND ALL YOUR GREAT WORK!**

Brand Ambassador,  
Beefeater Gin Distillery



## FUTURE PLANS

Over the next five years, the BID will work on its successful place brand to cement Vauxhall as one of London's leading cultural destinations.

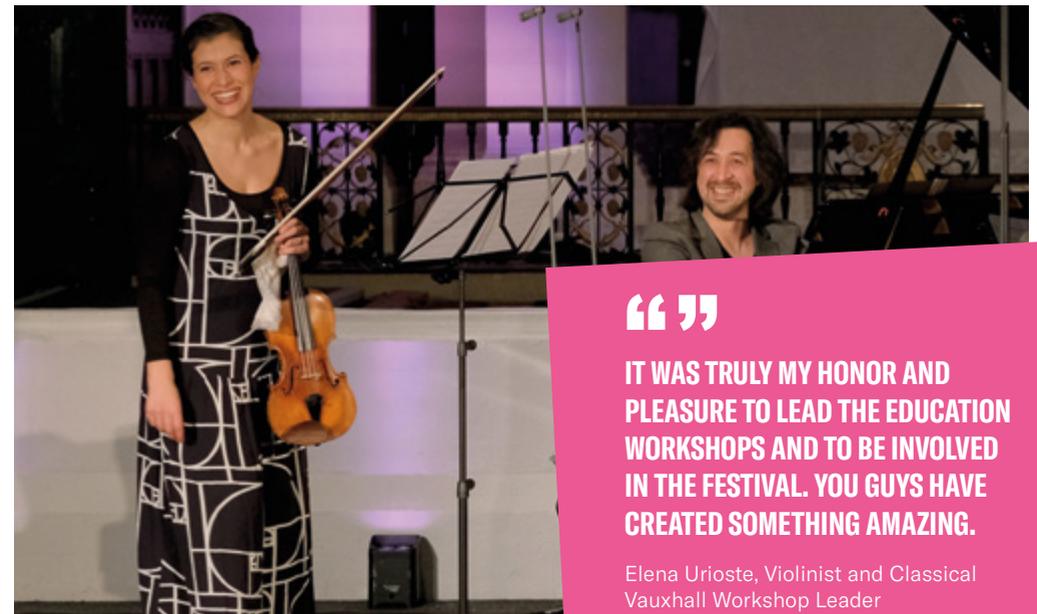
- Continue to promote the Vauxhall B2C offer through the Vauxhall London website and @beinvauxhall social media channels.
- Develop Vauxhall's reputation as a modern London destination, with an emphasis on its vibrant cultural scene. Focus on LGBTQI+ venues, diverse mix of night-time economy businesses, theatres, and the Vauxhall Gallery District.



- Continue to change perceptions of the area through events such as Classical Vauxhall and Victorian Vauxhall, introducing new audiences to what Vauxhall has to offer.
- Work in partnership with Lambeth Council, Network Rail, developers, and landowners to ensure that local businesses, new tenants, and the local community take advantage of new opportunities coming to Vauxhall.
- Focus on attracting an exciting and eclectic mix of new businesses to the area, including food and beverage, creative industries, and high-quality retail. There will be an emphasis on attracting independents.



- Coordinate a programme of physical artworks in Vauxhall, animating public spaces with artistic works, murals, place-branded signage, and inventive wayfinding.
- Use disused railway arches as pop-up gallery spaces with artworks that express the essence of Vauxhall and establish new links with local arts colleges and community groups.
- Build on the historic legacy of the Vauxhall Pleasure Gardens to develop a tourist offer, including history walks, murals, sculptures, performances, and events.



“ ”

**IT WAS TRULY MY HONOR AND PLEASURE TO LEAD THE EDUCATION WORKSHOPS AND TO BE INVOLVED IN THE FESTIVAL. YOU GUYS HAVE CREATED SOMETHING AMAZING.**

Elena Urioste, Violinist and Classical Vauxhall Workshop Leader

# HELPING TO DRIVE VAUXHALL'S TRANSFORMATION



I MUST SAY THOSE VISUALS ARE EXCELLENT... MAKES VAUXHALL BUZZ AGAIN.

Mark Oakely,  
Owner of The Eagle

## SO FAR

Vauxhall is rapidly evolving, and with it comes a shift in the area's usage and perception. Vauxhall One's focus is to produce an area where businesses want to base themselves, that they are eager to bring clients to, and to create a destination where people want to work, live, and visit. The BID's role is to package Vauxhall's offer so that it is accessible and compelling to businesses and customers.

Alongside Vauxhall One's physical transformation of the area and creation of the Vauxhall London B2C place brand, one of the BID's key projects has been inward investment activity, which includes the creation of the Vauxhall's Transformation website, [Vauxhallnow.com](http://Vauxhallnow.com)

Created at the request of - and in collaboration with - local landowners and developers, the site is a comprehensive look at the all the development happening in the area. It's a hub of information for investors, and includes area demographics, local amenities, public realm, and a map of all major developments in the area. The site details new flexible workspaces, ever-improving transport links and the expanding housing offer, illustrating the bold and innovative future of Vauxhall.

As part of the project we are also running an in-person placemaking event in partnership with leading property media platform [Bisnow.com](http://Bisnow.com) which includes a campaign reaching over 750,000 property professionals. In addition, we have confirmed a content marketing campaign targeting agents and independent food and drink companies, promoting the benefits opening in the area.

## FUTURE PLANS

Moving forward into the BID's next term, which will coincide with the completion of numerous developments in Vauxhall and the surrounding opportunity area, Vauxhall One's focus on supporting the area's transformation is vital. This will include:

- Lobbying for the removal of the gyratory
- Supporting projects to improve air quality
- Expanding the impact of our B2C assets on behalf of businesses
- Working with landowners and developers to bring new food and beverage and independent retailers to the area
- Improving Vauxhall's outdoor space, with greater provision of areas for al fresco dining
- Helping businesses get support to recover from the financial impact of Covid-19
- Generating more market research and gather data to share with local businesses
- Building the assets for the area to promote itself as a tourist destination, both for locals and further afield, enhancing the areas current cultural offer.

# SAFER

# INFO

## SO FAR

Since the BID's inception, safety has been consistently named as a top priority by Vauxhall One's member businesses.

Significant steps were made in Vauxhall One's first two terms, with BID-funded additional police presence and proactive policing resulting in a 15% reduction in crime since 2017. This work has changed the nature of safety challenges in Vauxhall and has given way to more intelligence-led interventions, including the implementation of nine CCTV cameras.

## FUTURE PLANS

After making significant positive changes over the last five years, Vauxhall One will strive to make Vauxhall an even safer place to live, work and visit. We will:

- Deal firmly but fairly with street population issues, street drinking, aggressive begging, and homelessness
- Implement new Vauxhall Security Officers, who will patrol the area at prime times, assisting businesses suffering from anti-social behaviour issues and providing an extra layer of late-night security at weekends
- Offer support and advice workshops to businesses to improve employee and customer safety
- Connect police support to businesses
- Provide a cleaner, better lit environment for employees, residents and visitors as they travel to and from Vauxhall, with a focus on pedestrian tunnels and pathways to help the public feel safer
- Continue successful partnerships with Safer Business Network, Lambeth Council, local police services and businesses.

# GREENER



## SO FAR

Greening is at the heart of Vauxhall One's ambition to tackle climate change and create a sustainable urban setting for people to enjoy. Vauxhall One has delivered several strategic greening projects since the BID was formed, enriching Vauxhall's sense of place, making the area more attractive for pedestrians and cyclists, improving air quality, and enhancing biodiversity.

Projects have included:

- Vauxhall One's green wall on South Lambeth Place which became the first living wall on Network Rail's infrastructure in London, in 2020. Comprising 25m<sup>2</sup> of biodiversity enhancing plants, the wall nurtures local wildlife, improves air quality and brings vibrancy with prominent Vauxhall London branding



- In response to feedback from businesses based in the arches along Albert Embankment in 2018, the 160m-long Clean Air Garden was created. Businesses called for a major improvement in greening due to the space being exposed to high volumes of footfall, traffic and pollution. The garden created a natural barrier to mitigate some of these unwanted environmental impacts
- In 2015, Vauxhall One undertook a large-scale project, the Greening of Vauxhall Walk, creating pocket gardens along the road and acting as traffic calming measures for vehicles
- In 2014, the Chelsea Flower Show's gold medal-winning Hugo Bugg Garden was relocated to Vauxhall, creating a Sustainable Urban Drainage (SuDS) area
- Smaller pocket gardens have been created across the BID area during Vauxhall One's lifetime, to improve unloved spaces and enhance local biodiversity. The most recent gardens can be found on Wandsworth Road, Tyers Street and Albert Embankment
- 275 hanging baskets installed throughout the Vauxhall One BID area and refreshed three times a year.

## FUTURE PLANS

In addition to regular greening projects, the BID will work in partnership with key partners to deliver a series of strategic greening interventions:

- Green infrastructure, seating and parklets along Goding Street
- New green walls on Goding Street and Vauxhall Station
- Transforming areas of Albert Embankment with enhanced greening and seating for the public to utilise
- New planters along Kennington Lane and Glynn Street
- Pocket gardens in and around Vauxhall Pleasure Gardens
- Lobbying for the third phase of the Greening of Vauxhall Walk (Newport Street)
- Lobbying for enhanced air quality measures for Vauxhall, as an integral public transport hub for London
- Encourage greener travel including cycling and e-scooters, with Dr.Bike events, enhanced cycling facilities, and other initiatives.



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**THE NEW GREEN BEDS OUTSIDE THE FARM [HAVE] GREATLY ENHANCED OUR ENTRANCE TO THE FARM AND OUR VISITOR EXPERIENCE...WE'VE RECEIVED SO MANY COMPLIMENTS FROM OUR NEIGHBOURS AND VISITORS...THANK YOU SO MUCH VAUXHALL ONE!**

Monica Tyler, Chief Executive  
at Vauxhall City Farm

Concept for  
Goding Street Market

# CLEANER



## SO FAR

A well-maintained, clean, and tidy public realm is a strong reflection of the surrounding business community. With 34 million people moving through the area each year, Vauxhall One places great importance on daily street cleaning, graffiti removal and litter picking to maintain an attractive image and pleasant setting. Our work has included:

- 160 additional hours per month of street cleaning within the BID boundary, including litter picking, painting, jet washing and minor repair work
- The removal of 20-25 pieces of graffiti a week from public spaces and business premises
- In 2018, Vauxhall One undertook an industrial deep clean of all major pedestrian tunnels in central Vauxhall, including application of anti-graffiti protective coating
- Larger deep clean projects have revitalised some of Vauxhall's key focal points, including 800m of the Albert Embankment river wall and the frontage of St Peter's Church on Kennington Lane
- Provided member businesses with a free recycling service since 2017, which has recycled 1,015,313kg of material, saved 9,470 trees, 1,378 tonnes of CO2 and 204,524 KWHs of energy
- The Community Payback scheme gave the cleaning team 6,000 hours of additional free street cleaning, with an estimated value of £78,000
- During Covid-19 lockdowns, the cleaning team regularly disinfected touch points in central areas and supported efforts to keep Vauxhall clean and safe for commuters.

## FUTURE PLANS

In addition to regular ongoing cleaning and maintenance, the team has plans for further large-scale cleaning projects in the next BID term:

- Major deep cleans and re-painting of five of Vauxhall's busiest tunnels including Vauxhall Station pedestrian tunnel, Parry Street and South Lambeth Place
- Regular and on-going cleansing of the brick work on the railroad viaduct
- Re-painting, cleaning and improving the Kennington Lane footbridge.



# COMMUNITY & CORPORATE SOCIAL RESPONSIBILITY

## SO FAR

The past five years has seen the BID support a diverse range of organisations including:

- The Bours Academy
- Migration Museum
- Duckie/Slaughter House Club
- Vauxhall City Farm
- Bonnington Square
- Black Prince Trust Basketball Team
- London Crusaders American Football Team
- VGERTA
- Friends of Vauxhall Pleasure Gardens
- Bird's Eye View
- Alford House Youth Centre
- Neon Performing Arts
- Ashmole Primary School
- Vauxhall Park
- Beaconsfield Gallery Vauxhall
- St Peter's Church
- St. Anne's School
- Lambeth Made
- Streamz Youth Education
- Evelina Children's Hospital
- Over Sixties Youth Club (C.O.S.Y. club)
- Vauxhall Gardens Community Centre
- Living Wage Foundation
- Association of Small Business for Vauxhall and Jonathan Street
- Extraordinary Travelling Film Show- Family Film Day



**I WANT TO THANK YOU FOR THE FACILITIES AND EXPERTISE YOU SO GENEROUSLY DONATED. WITH THE INVALUABLE DEDICATION, HELP AND ADVICE OF JAVIER, WE WERE ABLE TO DELIVER 5000+, BEAUTIFULLY COOKED MEALS FOR THE (A&S AND ICUS STAFF) AT ST THOMAS HOSPITAL. WITHOUT VAUXHALL ONE, OUR ENDEAVOURS REALLY WOULDN'T HAVE SUCCEEDED.**

Founder of Frontline Meals (charitable initiative to provide front-line staff with hot meals during the pandemic)



## FUTURE PLANS

Vauxhall One's job over the next five years is to ensure that the local community also benefits from the growth and opportunities of Vauxhall's transformation.

Firstly, Vauxhall One will promote the coming together of businesses and the community, encouraging collaboration through communications and the Vauxhall Marketing Group. Vauxhall One will continue to support local community organisations celebrating the area's rich and diverse culture, including putting on festivals, improving

buildings, supporting on organisations' communications strategies, and offering funding pots.

The BID will also seek to encourage and share work experience placements, apprenticeships and mentoring opportunities for local school children and young people with Vauxhall businesses.

# CONSULTATION SUMMARY

In addition to contacting the Borough, Vauxhall One's consultation work undertaken in preparation for the writing of this renewal proposal falls into three parts: business, community and developers.

From January to April 2021, Vauxhall One undertook an extensive survey of BID member businesses, contacting approximately 300 organisations. Vauxhall One followed this up with emails and individual phone calls to 135 businesses, eliciting 111 responses.

The BID also created a separate, open, online community survey, promoted across Vauxhall One's social media channels to over 6,000 followers, to the BID's 3,000 email subscribers and distributed to local building and business contacts.

The survey focused on the vision for Vauxhall from local businesses and the community. So as not to prejudge, influence or lead the views of participants, Vauxhall One used an open qualitative survey format. The BID team then grouped the answers to form a quantitative score of the importance of issues to businesses and the local community, whilst gaining valuable insights into the issues that matter to both sectors.

In 2020, Vauxhall One also carried out interviews with major developers in the area to capture the views of a key sector in the future of the area. Although responses were heavily influenced by Covid-19, the results pointed to an overwhelming demand for outdoor events to animate the area and additional green spaces, with a focus on more al fresco dining areas. There was also a great emphasis on the need for a larger variety of lunchtime and/or after work eateries, shopping opportunities, and a call for more 'independent' outlets. Cleanliness and issues with anti-social behaviour were also mentioned, but a general improvement in both areas was noted.



## INDICATIVE VAUXHALL ONE BID BUDGET 2022 - 2027

	2022/23	2023/24	2024/25	2025/26	2026/27
	£	£	£	£	£
<b>INCOME</b>	<b>1,000,000</b>	<b>1,030,000</b>	<b>1,061,000</b>	<b>1,093,000</b>	<b>1,126,000</b>
Cleaner Vauxhall costs	207,000	213,000	219,500	226,000	232,500
Safer Vauxhall costs	134,500	138,500	142,500	147,000	151,500
Destination Vauxhall	337,500	347,500	358,000	368,500	379,500
Better for business	33,500	34,500	35,500	36,500	37,500
Better together	39,500	40,500	41,500	42,500	44,000
Greener Vauxhall	224,000	230,500	237,500	244,500	252,000
	<b>976,000</b>	<b>1,004,500</b>	<b>1,034,500</b>	<b>1,065,000</b>	<b>1,097,000</b>
<b>SURPLUS</b>	<b>24,000</b>	<b>25,500</b>	<b>26,500</b>	<b>28,000</b>	<b>29,000</b>
	2%	2%	2%	3%	3%

## FIDUCIARY RESPONSIBILITY

To carry out its financial overview and scrutiny, Vauxhall One has a finance group and all board members have a role in setting budgets and overseeing spend. Vauxhall One works with an outside agency to provide strategic financial advice, as well as day to day bookkeeping. The board employs a separate accounting firm to carry out its auditing function.

The board takes great care and responsibility to fulfil its fiduciary obligations to the organisation. This includes but is not limited to:

- Ensuring income is spent in fulfilling the aims of the organisation
- Implementing and applying adequate controls over expenditure
- Ensuring there are controls in place to safeguard the assets of the organisation
- Regular review of the financial performance of the organisation
- Annual statutory accounts and audit compliance.

## DEFINITIONS

Definitions in these Arrangements are as per The Business Improvement Districts (England) Regulations 2004.

## WHO IS PROPOSING THIS RENEWAL?

Vauxhall One Business Improvement District (BID) Ltd is the renewal proposer and the legal entity that runs the BID activities in the existing area around Vauxhall and pending a successful ballot, would continue to do so for the existing area.

## HOW LONG WILL THE BID LAST?

The BID term will be five years in duration from 1 April 2022 to 31 March 2027. Before the end of this period, the BID Board may choose to seek renewal of the BID for a further term, through a renewal ballot.

## WHAT AREA IS COVERED BY THE PROPOSAL?

The area covered by the proposal comprises parts of the London Borough of Lambeth as shown in the map on page 40.

## HOW MUCH WILL THE BID COST?

The BID levy will be charged at 1.56% of the rateable value of each hereditament listed in the Ratings List. In the first instance this is likely to generate around £1,100,000 per annum for the area.

The BID levy rate will be amended on an annual basis in line with inflation, at a rate to be agreed by the Vauxhall One board, and not exceeding the national Retail Price Index (RPI).

The following table sets out the indicative levy payable for businesses depending on their rateable value.

## INDICATIVE RATEABLE VALUE AND INDICATIVE BID LEVY

£20,000 -	£312
£50,000 -	£780
£100,000 -	£1,560
£200,000 -	£3,120

## WHAT IF I ALREADY PAY RATES AND SERVICE CHARGES AS PART OF MY RENT?

Where the occupants of hereditaments pay an inclusive rent or other charge for occupying space that includes the rates charge, the owner is liable to pay the BID levy and, consequently, is eligible to vote in the ballot.



## I'M THINKING OF TAKING ON MORE PREMISES IN THE BID AREA. WILL I HAVE TO PAY A LEVY ON THESE WHEN I MOVE IN?

Businesses which begin to occupy existing hereditaments during the BID period will be liable to pay the levy for their period of occupation, providing the hereditament remains eligible for BID membership. The BID levy will be extended to occupiers of hereditaments built or first occupied in the BID area during the life of the BID, assuming that they are otherwise eligible.

In these cases the levy will be calculated on the rateable value entered in the most recent version of the ratings list.

## HOW WILL THE BID LEVY BE COLLECTED?

Arrangements for the collection of the BID levy are set out in a formal Operating Agreement between Vauxhall One BID and Lambeth Council. The Council will be responsible for collecting the BID levy on behalf of Vauxhall One BID. The BID levy will be payable in two instalments per year. Bills will be raised in March and September respectively, and payment will become due on 1st April and 1st October each year. Enforcement measures for the collection of the BID levy are detailed in the Operating Agreement between Vauxhall One BID and Lambeth Council.

The BID levy is a mandatory charge and collection is enforceable in the same way as the business rate. After 14 days non-payment of the BID levy, a reminder will be sent giving

a further 14 days to pay. If after a further seven days from the payment date stated in the Reminder Notice the outstanding sum of the BID levy has not been paid the Council shall make an application to the Magistrates Court for a Liability Order to recover the outstanding sum of the BID levy. The BID Company will strongly pursue collection of the BID levy, using all available enforcement mechanisms. Non-payment of the BID levy will incur additional costs to the business in question.

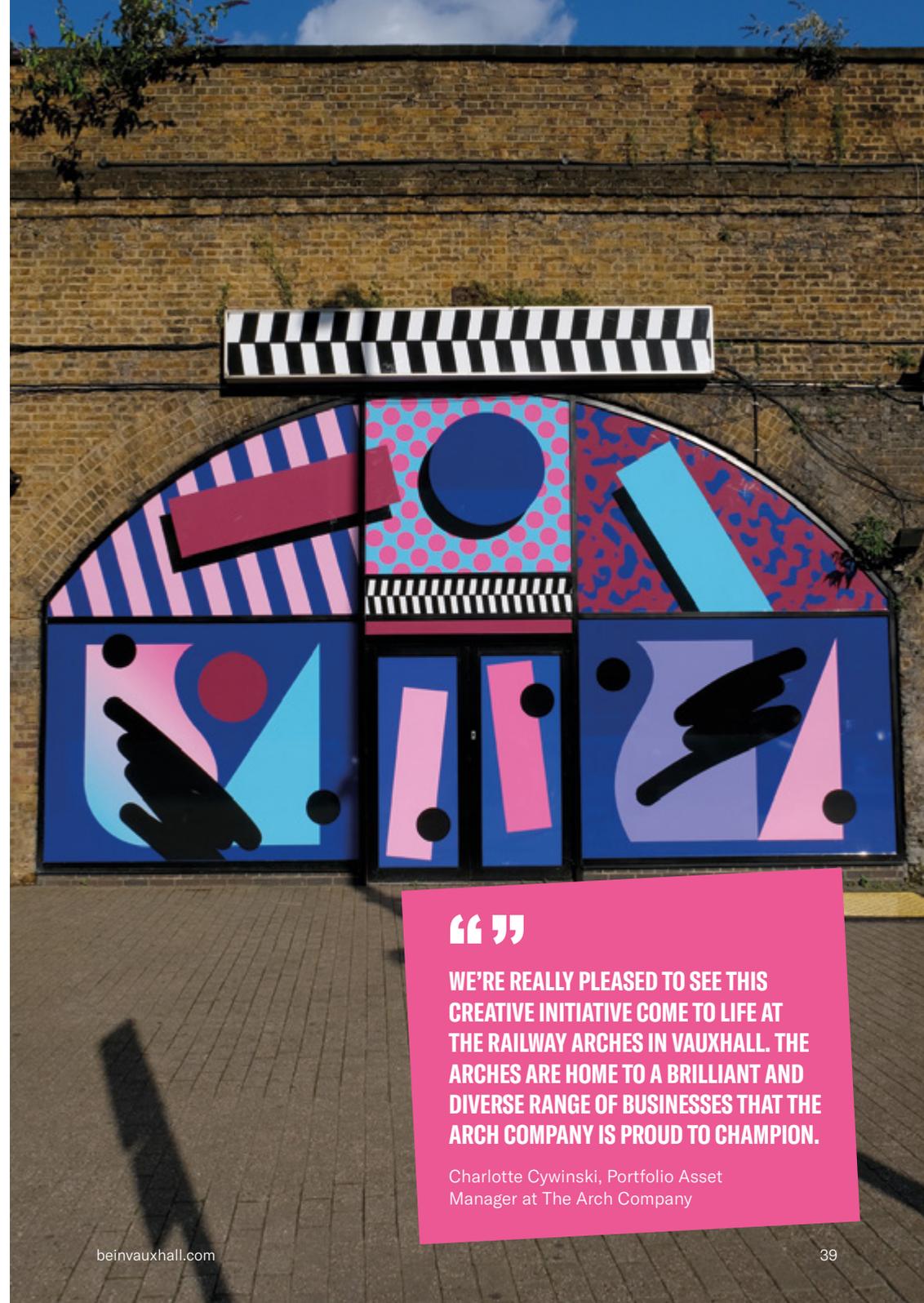
## WHO WILL PAY FOR THE COSTS OF THE BALLOT?

The costs of the BID ballot, if successful, will be met by Lambeth Council.

## CAN THE BID ARRANGEMENTS BE ALTERED?

Only minor amendments can be made to the BID arrangements without seeking formal approval from the BID Members. BID arrangements may be altered without an alteration ballot, as long as there is no proposal to alter:

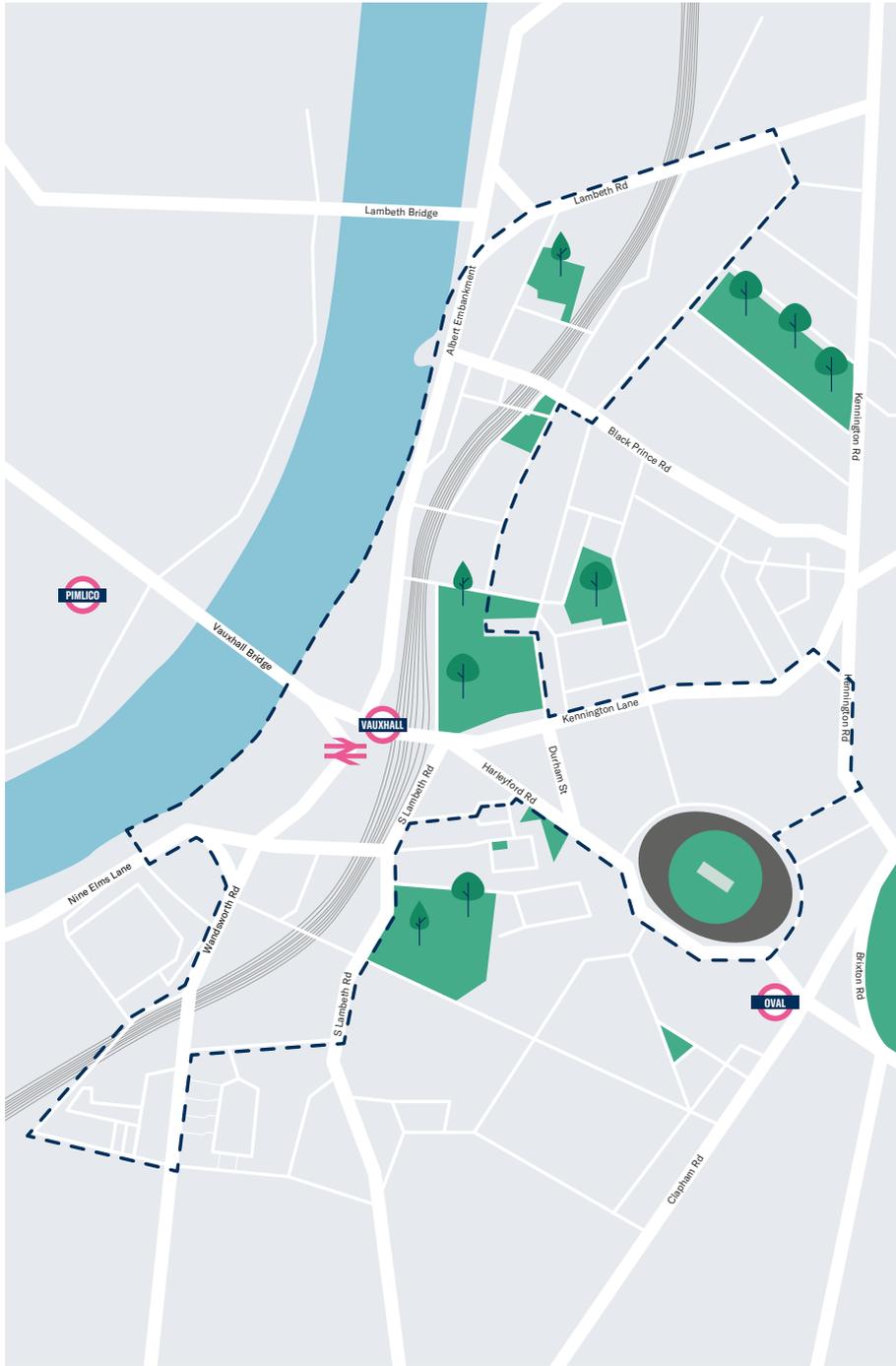
- The geographical area of the BID
  - The BID levy in such a way that would:
    - (i) cause any person to be liable to pay the BID levy who was not previously liable to pay; or
    - (ii) increase the BID levy for any person other than for inflation purposes as set out above
- Where BID arrangements may be altered without an alteration ballot, the alteration will be made by a decision of the Vauxhall One BID Board, following consultation with Lambeth Council.



“ ”

WE'RE REALLY PLEASED TO SEE THIS CREATIVE INITIATIVE COME TO LIFE AT THE RAILWAY ARCHES IN VAUXHALL. THE ARCHES ARE HOME TO A BRILLIANT AND DIVERSE RANGE OF BUSINESSES THAT THE ARCH COMPANY IS PROUD TO CHAMPION.

Charlotte Cywinski, Portfolio Asset Manager at The Arch Company



# CURRENT ROADS INCLUDED IN THE EXISTING BID BOUNDARY:

The BID area covers the following streets, either in whole or in part:

- |                     |                     |                        |
|---------------------|---------------------|------------------------|
| Albert Embankment   | Lambeth Walk        | Tyers Street           |
| Auckland Street     | Miles Street        | Vauxhall Cross         |
| Black Prince Road   | Montford Place      | Vauxhall Street        |
| Bondway             | Newport Street      | Vauxhall Walk          |
| Citadel Place       | Old Paradise Street | Wandsworth Road        |
| Clayton Street      | Oval Way            | Wendle Court           |
| Durham Street       | Parry Street        | Whitgift Street        |
| Glasshouse Walk     | Peagus Place        | Windmill Street        |
| Glyn Street         | Pratt Walk          | Wyvil Court            |
| Goding Street       | Randall Road        | Wyvil Road             |
| Harleyford Road     | Rudolf Place        |                        |
| Ingram Close        | Sail Street         | Proposed streets in    |
| Juxon Street        | Salamanca Place     | Oakda development      |
| Kennington Lane     | Salamanca Street    | with working names of: |
| Kennington Oval     | South Lambeth Place | Phoenix Street         |
| Kennington Road     | South Lambeth Road  | Gasholder Place        |
| Lambeth High Street | Tinworth Street     |                        |
| Lambeth Road        | Trenchold Street    |                        |

## WHO IS ELIGIBLE TO VOTE AND TO PAY THE LEVY? ARE THERE ANY EXEMPTIONS?

The following will not be eligible for the BID levy, or for the vote:

- Business units with a rateable value of less than £20,000
- 'Central List' properties that are not contained in the local rating list
- Advertising rights, telephone masts, car parks and car parking places, and kiosks
- Residential estate offices
- Schools.

All other types of business are eligible to vote in the BID ballot and to pay the BID levy.

Businesses with a rateable value of less than £20,000 will be welcome to take up some of the BID's services by contributing on a voluntary basis at a rate to be agreed. If, as a result of a re-valuation, a business' rateable value shall be £20,000 or more at any time

during the BID term, they will become eligible for the levy.

Where hereditaments are unoccupied at the time of the notice of ballot, the owner will be entitled to vote in the BID ballot. The BID levy payer in cases of unoccupied hereditaments will be the owner of the whole of the hereditament and the BID levy will be discounted by 50%. No three-month 'void' period will be given and those hereditaments which are exempt from empty property rates will not be exempt from the BID levy. The term 'owner' is defined in section 65 (1) of the Local Government Finance Act 1998.

Businesses with mandatory and/or discretionary relief from business rates will have their BID levy discounted at the same rate.

The ballot will be managed by the Electoral Services Departments within Lambeth Council and will run between 01 October 2021 – 04 November 2021. The ballot will close at 5pm on 04 November 2021.

The ballot will be a secret postal ballot of the eligible hereditaments on the National Non-Domestic Ratings List at the time of the notice of ballot being issued (06 September 2021).

The ballot will be a secret postal ballot of the eligible hereditaments on the National Non-Domestic Ratings List at the time of the notice of ballot being issued (6th September 2021).

## GET IN TOUCH

Vauxhall One  
The Bedser Stand, Kia Oval  
London, SE11 5SS

020 3179 2070  
info@vauxhallone.co.uk  
www.vauxhallone.co.uk  
www.beinvauxhall.com

