Hainault Business Park Ltd
Hainault Business Improvement District



Hainault Business Park
Business Improvement District

BID Ballot Prospectus
2026 - 2031

HBP APP FOR IOS & ANDROID

What does a YES vote mean?



All current improvements continue



All 120 HD CCTV cameras continue to operate and monitored at HBP offices



Parking spaces free from 2026



All ANPR cameras continue to operate on HBP



All 18 defibrillators remain in place and serviced annually



General maintenance continues



Flytipping reporting and speedy removal



Suspicious activity alerts continue via APP and website



FREE recycling collections



FREE Health and Safety Training



Business Park Manager, first point of contact, when you have a problem



Makes for a safer business park

What's in store for the next 5 years?



More training and online learning courses



Increased security to deter criminals



Increased CCTV and ANPR upgrades



Increased signage around the park

What does a NO vote mean?

- **DECREASED SECURITY ON THE PARK:**
- **All 8 ANPR cameras will NOT be maintained**
- **All 120 CCTV cameras will NOT be maintained**
- **ALL LBR CCTV cameras could be removed**
- **All 18 defibrillators will NOT be maintained**
- **No security alerts sent**
- **No new signage**
- **No regular maintenance on park**
- **No FREE recycling collections**
- **No FREE networking events**
- **No FREE first aid or fire training**
- **No FREE mobile App**
- **No HBP website, including business directory**
- **No FREE advertisements on website & magazine**
- **No HBP business magazine**

No Business Park Managers or Directors for point of contact

No direct links to Local Council and the Police

Introduction



I urge you to read this proposal carefully and return a "YES" vote!
"United we stand - Divided YOU Fall"

ROBIN BRADLEY
HBP Manager

I am delighted to present to you the Hainault Business Park BID proposal which, with your **YES vote** will bring forward more than £1million of additional funding and investment between 2026 and 2031.

This proposal is the result of many months of consultation, discussion and analysis of face-to-face meetings with business owners and the results of the questionnaire distributed recently. I sincerely hope that you have felt involved with the renewal process and reflects what you would like to see delivered by the BID over the next 5 year term. As businesses we have a choice to make.

A **"YES"** vote will ensure that we can continue we can work together, in partnership, to create a Business Park we deserve, a location which we are proud to operate from and a cleaner and safer environment for our business community and staff.

A "No" vote will result in a missed opportunity, benefits of the BID such as DEFIB maintenance, monitored CCTV, ANPR cameras, continued maintenance and improvements, FREE Health & Safety & Fire Training courses, FREE recycling collections – will all disappear with a negative result in the voting process.

The HBP BID is more than twenty years of progress... since 2006 Hainault Business Improvement District has done exactly that…progressed improvement throughout the business park, providing services, protection, improvements to safety, better promotion and marketing. The list is endless on the improvements and enhancements the scheme has provided to the area over the past twenty years. This document will deliver that story through the number of testimonials provided by resident business park companies, stakeholders and supporters.

However, it doesn't stop there. The next five years are just as important as the last twenty have been and will concentrate on developing and growing the park into a major business destination in Redbridge, whilst maintaining the protection of the area, its businesses and their employees.

A Voice for Business – a listening Board

Having Business Improvement District status on the business park is much more than projects, promotion and marketing. It provides businesses with a Board of unpaid Directors, who give freely of their time and expertise and speak on your behalf to government agencies, police and to the Council – and they speak with one voice – your voice.

Mr. Robin Bradley	BID Manager
Mr. Vinod Thakrar	Director
Mr. Simon Croft	Director
Mr. Patrick Huckle	Director
Mr. Nathan Hulme	Director
Mr. Ronnie Singh	Director
Mr. Darren Taylor	Director
Mr. Harry Rahman	Director
Mr. Jim Ridley	Consultant



WORKING IN PARTNERSHIP WITH THE COUNCIL FOR A BETTER BUSINESS PARK

United We Stand, Divided You Fall

Evidence of Success and its impact on the Park

Firstly as a Business Partnership set up in 2003 and later in 2006 as a successful BID Company, for the last 19 years we have provided extensive improvements and enhancements. During these 19 years the business park has become a safer working environment for business owners, employees and visitors.

We very much doubt that any other industrial BIDS in the UK are able to match our achievements.

1. To continue to secure an environment that is safe and easier to insure.

    - The BID has continued to deliver a fully operational 120 CCTV camera network throughout the park.
    - The BID successfully achieved additional funding from the local Council to secure Automatic Number Plate Recognition cameras on the entrances of the business park.
    - The CCTV system on the park has assisted many businesses in securing better business insurance for their premises and has not only proved a successful deterrent, also provides essential data to the Met Police and Home Office agencies in securing convictions and eventual prosecutions and can provide evidence for members insurance claims.
      LBR have 20 monitored cameras which give extra protection and charged at a greatly reduced rate to HBP.

2. To professionally manage the business park and aim for 100% occupancy.

    - To assist members with evidence of damage to property and vehicles.
    - Following the successful majority vote in 2021we were able to continue with the services of the Business Park Manager on a part time basis to give the businesses a single point of contact.
    - The appointment secures a single point of contact for businesses on the park. Occupancy has significantly improved since 2021.
    - We are pleased to say that the park is thriving and vacancies are very few.
    - Advertising via the HBP APP and LBR websites - and employment opportunities - free of charge.

3. To continue promoting the park and its businesses to the widest audience possible.

    - Work continues in promoting the park at every opportunity – from attendance at government and Council meetings and events to the successful networking events held at regular intervals. These events attract major speakers and organisations that sponsor and promote the park.
    - Regular updating and maintenance of the BID's website and APP provides a gateway to businesses on the park to external organisations. It also provides opportunities for businesses to promote offers and discounts – FREE to our businesses.
    - Continued promotion of businesses through the FREE printed HBP Magazine.











What's been achieved over the past 5 years:

Over the past five years, key members of our team, including Chris Wyles, Jim Ridley and Robin Bradley, have actively engaged with numerous tenants to gain valuable feedback and insights. Through various channels, such as training sessions, social media, and general conversations, we have collected a wealth of information on areas of improvement for HBP. We appreciate the honesty and openness of the community and recognise the need to address misconceptions. We aim to maintain a transparent dialogue and share the significant benefits that HBP brings to all businesses.

- ✓ We continued to campaign vigorously to get high speed fibre internet delivered into the business park, at the time of press, we are very close to an agreement and installation dates to ensure our business park can receive the communications we deserve for the 21st century.
- ✓ We have been able to promote the Park on a local Radio Station TIME FM where we have 4 daily spots advertising the business park, we understand that due to this advertisement the hits on our web site have increased, possibly bringing in new business to the park and also the local area.
- ✓ We have continued with our FREE Training throughout the last 5 years to assist members, on varied focused topics, including the Defibrillator's. These are always well supported by the members. This is to be expanded with new courses expected.
- ✓ Working closely with the Highways Dept in the council we were able to reduce any major impact on the businesses with the introduction of Traffic Calming Measures by working at weekends when the roads are far less busy, another good success story for everyone here that has been asking for these measures for several years. We never received one complaint from any member over an 8 week period.
- ✓ Again by working with the local authority Parking Management Officers we have been able to help with some of the major parking issues where people were leaving vehicles on the pavement for long periods of time, but now with the overnight restrictions this problem has been greatly reduced along with the Parking Enforcement Team monitoring the area.
- ✓ The FREE weekly recycling of cardboard and paper has continued to assist members.
- ✓ We have been able to introduce more Defibrillator's right across the park, some are held in reception areas in businesses and others with 24 hour access are sited at the four major entrances to the park, again by working with the council we were able to get part funding for the new initiative, and thanks again to those members that have supported us by allowing them onto their premises.
- ✓ Network events have again been well supported and on some occasions sponsored which helps us greatly, we have had some very good speakers on various subjects. Possibly the ones that stand out have been"Cyber Crime", "Internet Fraud", "Anti- Terrorism" and "Mental Health at Work".

Whats been achieved over the past 5 years, cont...

- ✓ During 2019 after several meetings with the leader of the council and other officers we were granted a total upgrade on our street cameras along with 8 new static cameras all of which were HD Digital, plus a new server installed to produce a far better service to the members. We have also upgraded other systems and will hope to do so in the future if you VOTE YES. All of which were paid for by the London Borough of Redbridge, again saving the BID company and you the member. 2025 saw upgraded cameras as part of the new fibre installation.

- ✓ The introduction throughout the park of single yellow lines has also been a success and help in the traffic flow throughout the park, again by working with the LBR Parking Team.

- ✓ Continued consultation with utilities (Gas, Water, Electricity companies) when maintenance works are proposed to ensure the minimum amount of disruption to business can be achieved, as an example in 2018 we found out very late that Thames Water were intending to carry out works for a 6 month period from Oct to March, this would have totally disrupted the whole park and made it virtually impossible for businesses to trade here with road closures and general disruption.

  Through meetings with the LBR Officers in the Highways Dept they acknowledged the seriousness of the situation and withdrew their" Permit to Work", thus allowing all businesses to trade as normal for the foreseeable future.

- ✓ Significant signage upgrades throughout the estate with clearer company name display and colour coded routes to help passing traffic distinguish between roads.







More importantly, the BID's Board of Directors and management team has worked continuously over the past four and a half years of the current term in securing wherever possible, much needed donations, in-kind contributions and sponsorship to supplement the levy income. During the first term – 2006 to 2011 – this amounted to approximately £600,000.

The second term proved harder to raise funding during what was an unprecedented economic downturn throughout the UK and much of Europe. However, we managed to raise approximately £135,000 which boosted the levy income, supporting projects and new initiatives on the park.

During the Covid affected years (2021-24) HBP were still able to secure over £67,000 of funding from LBR.

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Moving Hainault Business Park forward for a further five years...

ENHANCING SAFETY AND SECURITY:

To address the 92% of tenants who desire improved CCTV coverage, we plan to invest in advanced camera technology, including ANPR recognition and potentially facial recognition capabilities. By collaborating with leading technology companies, we can quickly identify unauthorized plates and individuals, thereby improving overall safety on the estate.

ADDRESSING CRIME AND COMMUNICATION WITH AUTHORITIES:

Although we acknowledge the presence of crime, our objective is to maintain open communication with the appropriate authorities and provide them with all necessary information. By increasing our ability to track and record incidents, we can help reduce crime and foster a safer environment.

IMPROVING SIGNAGE AND NAVIGATION:

Recognizing the satisfaction of 95% of tenants with our new signage, we will continue to make improvements to make it easier for visitors to navigate the area. This includes clearly displaying road names and estates assigning colours for better identification.





United We Stand, Divided You Fall

FACILITATING DELIVERIES AND TRAFFIC FLOW:

With 98% of tenants prioritizing ease of delivery, we will focus on maintaining efficient traffic flow within the industrial estate. By monitoring and addressing potential congestion, we aim to provide a streamlined experience for businesses and visitors alike. HBP ensures LBR parking wardens attend on a regular basis.

SUPPORTING TENANT SATISFACTION AND SAFETY MEASURES:

Noting the positive response to our speed humps, defibrillators, and free training programs, we will continue to invest in these areas. By staying compliant with relevant legislation, such as the Health and Safety at Work Act 1974, and offering additional training opportunities, we aim to enhance the overall well-being and competency of our levy payers.

PROMOTING SUSTAINABILITY THROUGH RECYCLING:

To align with the 86% of tenants who utilize our free recycling collection, we will expand our efforts in preparation for upcoming legal requirements. This will help HBP remain environmentally responsible and reduce waste throughout the estate.

STRENGTHENING OUR POSITION AS A SINGLE POINT OF CONTACT:

HBP will continue to serve as a central communication hub for all businesses, offering assistance and guidance on relevant matters. We recognize the importance of establishing clear lines of communication and will collaborate with local authorities and emergency authorities to ensure our efforts are acknowledged and supported.







MAINTAINING CLEANLINESS AND INFRASTRUCTURE:

While 91% of tenants appreciate the cleanliness of roads and pavements, we are actively working to improve these conditions. By engaging with LBR, we aim to implement more frequent machine sweeping to remove debris and ensure a visually appealing environment.

SUPPORTING BUSINESS GROWTH AND EMPLOYEE RECRUITMENT:

To address the needs of businesses looking to attract and retain staff, we will continue to advertise job vacancies and collaborate with LBR for additional exposure. This will help our community maintain a strong workforce and encourage ongoing growth. We appreciate notification of success .

CONCLUSION

As we move forward, HBP remains committed to addressing the concerns and priorities of our levy payers. Through consistent communication and collaboration, we will strive to enhance our offerings and ensure that the estate continues to be an attractive and thriving hub for businesses.

We have also looked at the suggestions made by members and they will all be discussed at BID Board meetings in the future and in the new term providing we are able to obtain a **YES VOTE.**







The BID Area

A BID is formed through a ballot among businesses within a defined geographic area.
The BID and its levy, applies to every business within the area designated on the map below.



The BID area will not change and a detailed list of streets can be found on:
www.hainaultbusinesspark.com.

The defined area above currently has 219 hereditaments who will be subject to the levy.

Following a successful vote from businesses in 2026 to continue with the BID for a further five years, every business within the above defined geographic area will pay a small levy on top of their business rates, regardless of how they voted.

Law requires that businesses get a chance every five years (or whatever period is initially voted in and in our case five years) to say if they want the BID to continue, and to agree its programme. This levy is collected on our behalf by Redbridge Council and paid direct to
the BID. The BID Levy is a statutory debt and is completely separate from the Business Rates you pay.

The levy is used to pay for services, promotion, marketing and enhancement projects (and is in addition to those already provided by the Council and Police and Emergency Services) – all of you have said you believe it is essential for the benefit and betterment of the business park.

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Legal Requirements

The BID Ballot

a) To ensure fairness and objectivity, the London Borough of Redbridge will arrange for an independent Election organisation to send those responsible hereditaments or properties subject to the BID, a ballot paper prior to the start of the ballot – see dates below.

b) Law requires that businesses have an opportunity every five years (or whatever period is initially voted in and in our case five years) to say if they want the BID to continue, and to agree its programme.

c) Each hereditament or property will be entitled to one vote in respect of this BID proposal.

d) The Ballot will be a 28 day postal ballot and will commence on 30th October 2025 and will close on 27th November 2025 at 5pm.

e) For a successful majority vote the result will need to meet two criteria which are: 1) those voting in favour must exceed those voting against and 2) of those ballot papers returned by the close, the total rateable value of those hereditaments or properties which vote in favour, must also exceed the total of those voting against.

f) The result will be announced on 28th November 2025.

g) The following is a break-down of the timetable for ballot and include the important dates:

Day	Action	Date
56	CES to Receive Mailing List, Wording for all Documents	3rd October 2025
42	Statutory (Latest) Date: Notification of Ballot	17th October 2025
30	Suggested Despatch of ballot papers	28th October 2025
28	Statutory (Latest) Date: Despatch of Ballot Papers	30th October 2025
10	Latest Date to Appoint Proxy	17th November 2025
5	Latest Date to Cancel Proxy	22nd November 2025
4	Issue Of Replacements	26th November 2025
0	Close of Ballot	*27th November 2025*
-1	Issue of Result by 5pm	28th November 2025









United We Stand, Divided You Fall

The BID Levy

a) Following a successful vote from businesses to continue with the BID for a further five years, every business within the defined geographic area on Page 8 (the BID area), will pay a levy on top of their business rates, regardless of how they voted.

b) Redbridge Council will collect the levy on our behalf and will be paid direct to the BID. The London Borough of Redbridge charges an administrative fee of 5% to cover the collection of the levy and maintaining and updating the software used for collection of the levy.

c) The levy is used to pay for services, promotion, marketing and enhancement projects over and above and in addition to those received from statutory bodies.

d) The BID levy will start at 2% and be increased or decreased each year in line with inflation (RPI). The Levy will be capped at £3000* for a single or multiple hereditament levy payer.
The following is an example of how this will look:

Typical Rateable Value	*Annual BID Levy Payment*
Under £4,000	*£0*
£4,001+	*£100*
£12,000+	*£240*
£50,000+	*£1,000*
£100,000+	*£2,000*
£130,000+	*£2,600*
£150,000 +	*£3,000**

e) The Valuation Office Agency can provide you with information on the rateable value of your premises – website: www.voa.gov.uk. You can also find the information on your business rates invoice. (*The calculation of the BID levy does not affect your business rates or any appeal related to your business rates.)*

f) The levy will be charged as one amount annually in advance, with the chargeable period being April to March each year. No refunds will be available on the levy charged. If a rateable value changes (up or down) after the 'chargeable day', the revised levy will be charged as at the next 'chargeable day' irrespective of the date of change.

g) Owners of untenanted hereditaments or properties will be liable for payment of the levy.

h) The rating revaluation is proposed for 2026. Any changes to the revaluation will affect the calculation of the levy, as the levy will always be calculated on the rateable value as at the chargeable day.

*Levy cap increase to £3500 proposed in 2027

Governance

a) Hainault Business Park Limited is a not-for-profit company that manages the BID and will continue to a fifth term, if a successful ballot is returned. The Company's Board of Directors will continue to operate on your behalf and follow annual election procedures at the Company's AGM. A full list of Directors can be found on Page 1 of this document.

b) Additional members to the Board may be co-opted as required. Nominated representatives from the Police and the Council will not be subject to any election process.

c) The Board has the ability to vary service delivery and expenditure allocation according to the changing demands of levy payers.

d) Any changes to the BID boundary or to the levy rate requires an ALTERATION BALLOT.

e) An OPERATING AGREEMENT, which includes the Council's BASELINE SERVICE AGREEMENT, has been agreed with the London Borough of Redbridge. These agreements are in place to ensure that local councils and government agencies do not use the BID system to evade their responsibilities. The agreements guarantee the level of service they will provide in the area thereby ensuring that levy money goes on services that are in addition to that already received.
A copy is available upon request.

f) Notice of Intention to hold a ballot will be provided to the Secretary of State no later than the 14th March 2025. Likewise, Notice of Ballot will be sent to participating businesses by the London Borough of Redbridge within the required statutory period.

g) The BID Board will continue to monitor performance against agreed annual objectives and will report to levy payers annually through newsletters and at regular business breakfasts and networking events.

Finances

a) Based on the previous fifteenyears, the assumption will be made that approximately 85% of the billed levy will be collected each year.

b) The total amount of Levy available to be spent during the 5 year BID Term is : £800,000

c) It is therefore essential that the Board is active in securing sponsorship and additional funds where possible to ensure projects and services are maintained throughout the term of the BID.

d) The BID Company occupy a small office in Fowler Road and has done since January 2017 , this enables us to keep the operating cost down as low as possible but also be situated in a central position to assist members.

"We would like to take this opportunity to thank all of the members, landlords and our sponsors over the last 20 years for their continued support in enabling the BID Board of Directors to improve the park and make it a far more secure environment for employees, visitors and business owners."

United We Stand, Divided You Fall



"With your YES VOTE in November 2025 we will continue with our work for another 5 years and be able to assist you with any issues you have, and as we have been in the past "Your Main Point of Contact"

Please do not lose this opportunity for a safer future in 2026 -2031

How much will it cost your business?

BIDs are designed to be fair. Larger businesses invest more than smaller ones and once approved all premises with a rateable value will have to contribute.

% of RV
The cost of the Levy for each business is a percentage of its Rateable Value

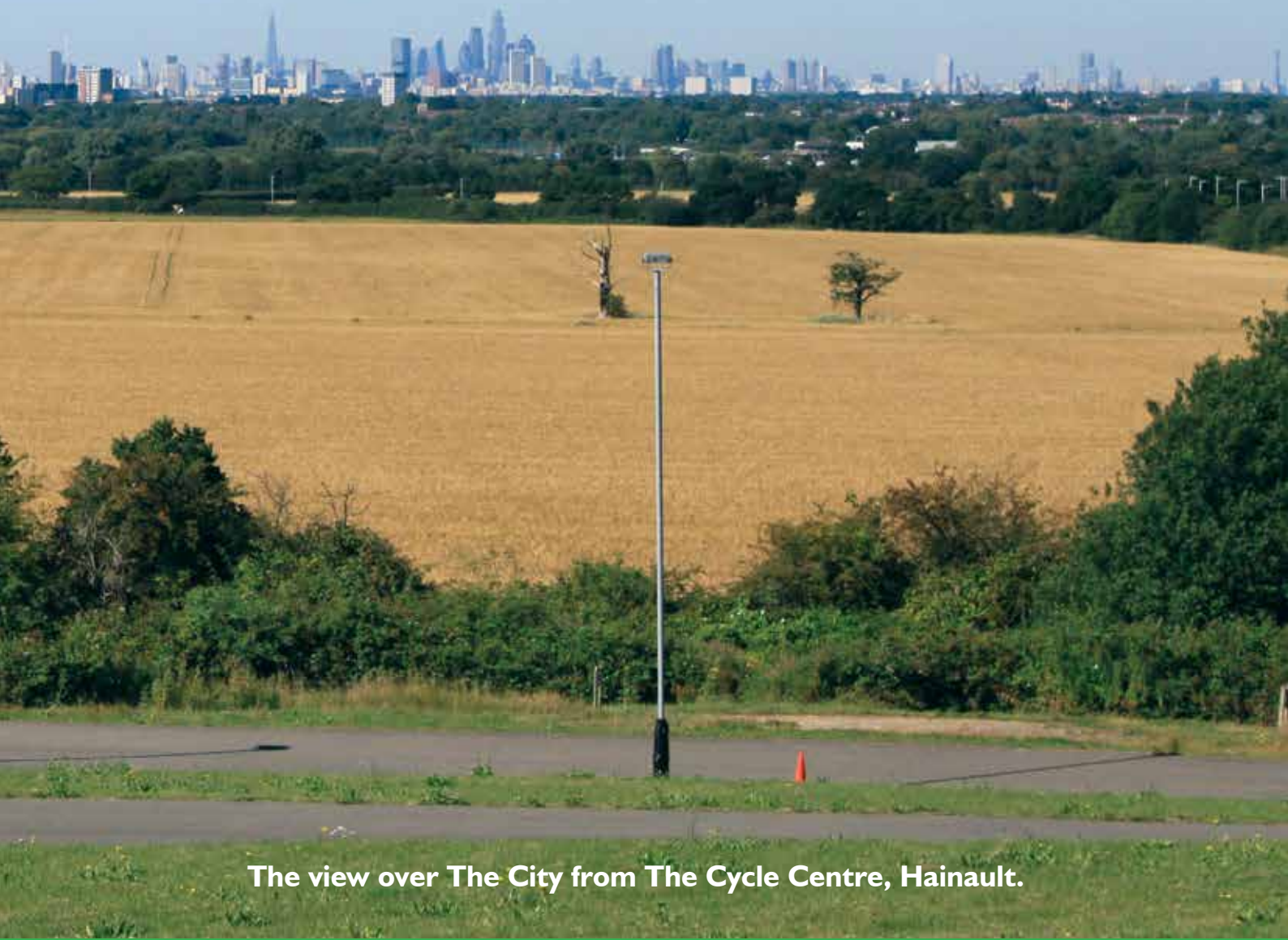
2% Levy

<12k
LEVY REDUCED TO £100 pa

<4k
EXEMPT FROM LEVY

The above means that if you are a small business with a rateable value of less than £12,000 your Levy will be reduced to £100pa and if you have a rateable value of under £4,000 you will become Levy Exempt but continue to receive all the benefits.

In addition parking spaces will become FREE of charge.



The view over The City from The Cycle Centre, Hainault.

How the Levy will be spent in the next five years

Expenditure - (All figures are approximate and assumes an annual inflation figure of 3%)

	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Levy Income based on 2% collection @2% with lower charge below RV £12,000	**155825**	**155825**	**163616**	**163616**	**171797**	**810679**
Levy LBR at 5%Collection	7850	7850	8180	8180	8589	40649
Operational Costs	17895	18200	18418	18639	18862	92014
Security Services and Monitoring Maintance	31000	38500	39000	40000	41000	189500
Professional Fees Accountancy HMRC	6350	6508	6670	6772	6941	33241
Management including social media and advertising	32000	32000	35500	35500	38500	173500
General Overheads	2358	2405	2453	2502	2552	12270
Insurances	4700	4794	4889	4987	5087	24457
Budget available projects & Initiatives (approx 33%)	53672	45568	48506	47036	50266	245048
TOTAL	**155825**	**155825**	**163616**	**163616**	**171797**	**810679**

This is a prediction subject to change

Based upon the result of the qualitative and quantitative consultation exercises, spend over the next five years will fall into four main areas:

1. Maintaining a safe and secure business park as a top priority.
2. To continue the professional management of the business park and maintain its high occupancy rate.
3. To continue promoting the business park and its businesses.

The levy will be broken down approximately, thus:

42% of the BID income will be spent on maintenance and monitoring of the existing security systems and operational costs associated with security systems.

33% on projects and new initiatives.

20% on Management and core operational costs.

5% on levy collection costs.




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Message from The Economic Development Team Manager, LBR

"Hainault Business Improvement District is one of 2 BIDs in Redbridge. The Hainault BID team have worked tirelessly over the last 20 years to bring about significant improvements, developments and regeneration to the Business Park and it is now heralded as a strong Industrial Park hosting a diverse range of businesses across varying sectors. Having a Business Improvement District gives levy payers the opportunity to influence, through the BID management, the types of improvements that will best benefit businesses. The Economic Development service have supported Hainault BID businesses with a range of business support offers including a free recruitment service, supplier readiness training to support businesses to access Council supply chains and free marketing and promotion workshops to help generate new customers.

Through the collaboration with Hainault BID this programme of free support will continue for the next 5 years and ensure Hainault Business Park is a thriving asset to Redbridge's business landscape."

Liz Hannam, Economic Development Team Manager, LBR

Quotes from Landlords, Business Owners and Sponsors

"If we fail to go forward for a further 5 year term as a BID company then all of our time and your financial support along with others will have been wasted and those criminals who have been deterred from coming here will return and we will go back to where we were 10 or 12 years ago in a very short space of time. VOTE 'YES' for us to carry on with our work here." **Mr. Jim Ridley**

"I was very proud when I was Leader of LB Redbridge to have been asked to support the application for the very first BID company in the Borough. I am very happy to endorse this new BID and to support the financial input from the Council. As we all know that BID was successful. I was very honoured to have been asked to join the Board and work with all of you towards achieving the position we are in now.

In the years since then working together with all of you and our partners LBR and the Met Police the Park has gone from strength to strength. There has been an investment of over £1 million pounds including CCTV, ANPR, Health and Safety Training, Recycling and Advertising amongst others.

We would now like to apply for an extension to the BID for a further 5 years which will allow us to maintain all the improvements and to work on our plans to add to this and make improvements for the future success of the Park.

I look forward to working with all of you to achieve our aspirations for the Park, and hope that you will support the application by Voting for this early next year."

Alan Weinberg MBE

"As the proprietor of Burnside Estate within Hainault Business Park, I am writing to express my unwavering support for the renewal of the Hainault Business Park Business Improvement District (HBP BID).

Since our initial visit to the estate in 2004, we have observed significant improvements in security, infrastructure, and overall business environment, largely attributed to the establishment of the BID in 2006. The transformation from a less secure and underdeveloped area to a thriving business hub underscores the effectiveness of the BID's initiatives.

I would like to acknowledge the foundational efforts of Mr. Jim Ridley and Mr. Chris Wyles, whose dedication laid the groundwork for the BID's success. Their commitment has been instrumental in fostering a sense of community and collaboration among businesses within the park.

Under your leadership, the BID has continued to address the evolving needs of our business community with diligence and foresight. Your proactive approach in managing concerns and implementing improvements has been commendable.

On behalf of Tectum Estate Ltd and Burnside Estate, I reaffirm our commitment to supporting the HBP BID. We view the BID as an integral component in the ongoing development, prosperity, and regeneration of Hainault Business Park. The collaborative spirit and shared vision encapsulated in the motto "United We Stand, Divided You Fall" resonate deeply with our values and aspirations for the park's future. We look forward to the continued success and positive impact of the HBP BID in the years to come."

Munawar Ahmad - Director, Tectum Estate Ltd

"The Business Park Levy has sent many people on training courses at Mast Safety Ltd. Our awareness course's help the Business Park members to comply with the Health at Safety at work act 1974 and the management of health and safety at work regulations 1999. We offer many different training courses with subjects including Fire awareness, Fire warden, Manual Handling, Working at height, Asbestos awareness.

Because of the changes in legislation after the Grenfell tower enquiry, everyone who is employed is required to have a level of fire training from their employer. In fact, our Emergency First aid at work is so popular amongst tenants we have had to up the frequency of courses from every month to every 3 weeks to cope with the demand.

This raises the whole level of training and awareness of first aid for the whole estate especially with the correct usage of the 18 defibrillators that are strategically located across the business park. We also offer bespoke Health and safety training and consultancy including fire risk assessments another essential requirements for Hainault Business Park members."

Mark Macpherson, Managing Director - Mast Safety Ltd









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"The London Borough of Redbridge CCTV Service has maintained a strong and productive partnership with the Hainault BID since the first cameras were installed in the Park in 2004. This collaboration has played a key role in reducing crime and antisocial behaviour, while also supporting local businesses and enhancing community safety.

In 2018, the CCTV infrastructure underwent a major digital upgrade, modernising the entire system to meet the growing demands of urban surveillance. This transformation significantly improved image quality, storage capacity, and system efficiency, supporting faster response times and more robust monitoring capabilities.

Over the years, this investment has helped deliver sustained reductions in crime through proactive surveillance by our trained, SIA-licensed CCTV Officers. The addition of new High Definition (HD) cameras across the Park has further strengthened our ability to identify offenders and respond effectively—not only to incidents of violence or antisocial behaviour but also to an increasing number of environmental crimes such as illegal dumping and vandalism.

Looking ahead, we are working towards the rollout of fibre optic connections to park cameras, which will enhance the system's resilience and significantly improve live-feed quality and long-term reliability.

Under the leadership of CCTV Manager Foyce Ali, the service remains committed to innovation and collaboration with the BID. Together, we continue to achieve more for the benefit of local businesses, residents, and Redbridge as a whole."

Foyce Ali - CCTV (Crime and Disorder, Parking Enforcement) Manager

"MotorAid have been on the Hainault Business Park since 2005. One of our first concerns in handling prestige cars was security. So, as you can imagine we were overjoyed to give our full support to the BID back in 2006.

Since then we haven't looked back, not only is our business thriving, but so is Hainault Business Park and we put that joint success down to the a culmination of things that make the relationship very special; improved security, excellent networking opportunities and the different facets of business support we receive when we need them.

For me I've also gained friends for life making the relationship between business & friendship a perfect one. Long will we continue our support to Jim & Robin & United WE Stand, Divide YOU Fall!"

Simon Croft, Director - Motoraid





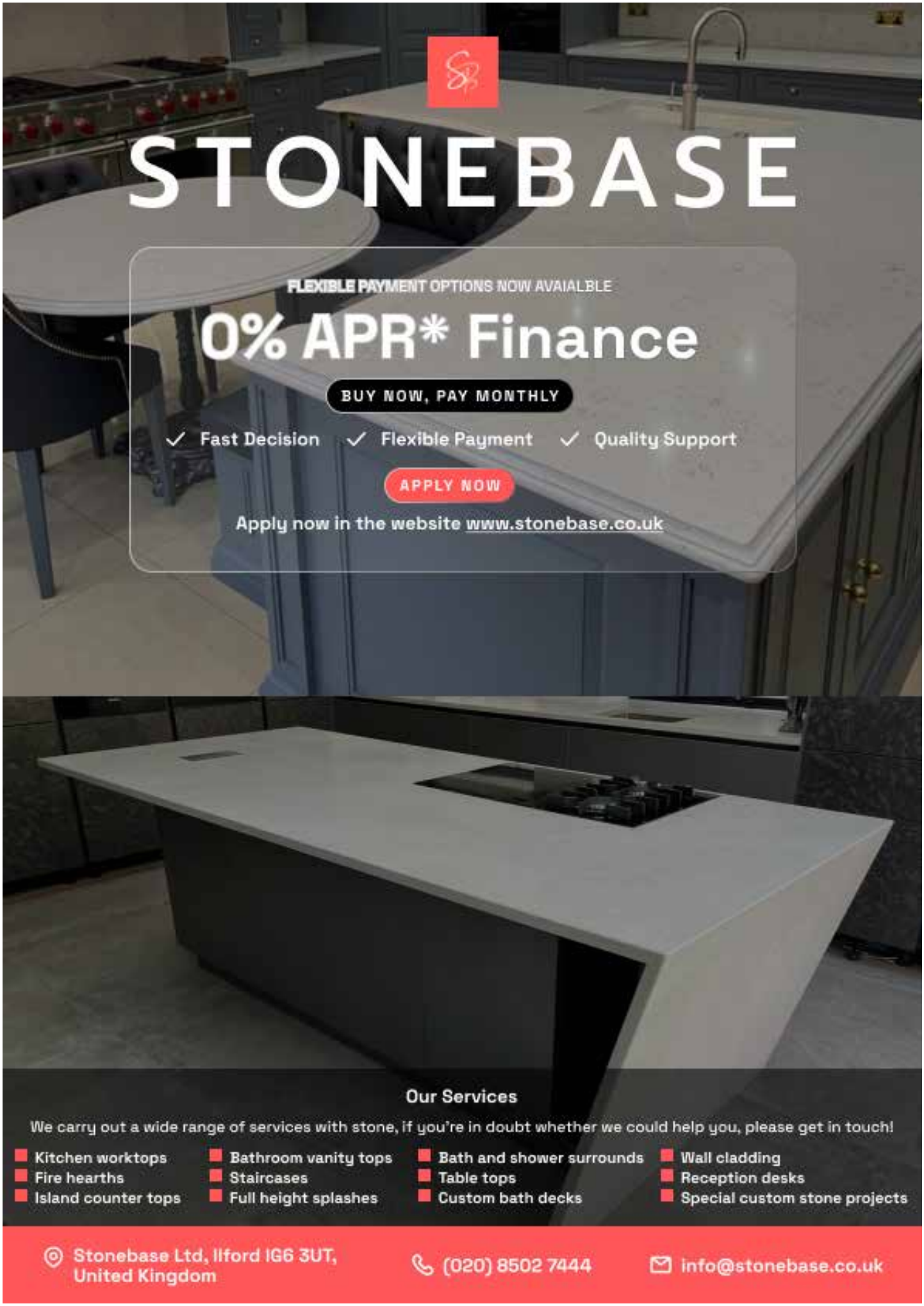
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Contacts



In accordance with legislation, Redbridge Council is managing the renewal ballot and voting process.

Their contact is:

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255-259 High Road Ilford IG1 1NY
Tel: 0208 708 4347 Email: paul.nightingale@redbridge.gov.uk

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For Hainault Business Park, contact Robin Bradley, Manager

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BID Website		www.hainaultbusinesspark.com

By 2031 Hainault BID will have continued to deliver and build upon the successes it has achieved over the past two decades adding appeal and more value to the park.

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C.C.T.V. Cameras shown in red are funded by The Hainault B.I.D. C.C.T.V. Camera shown in green is funded by The L.B.R.

By 2031 Hainault BID will have continued to deliver and build upon the successes it has achieved over the past decade adding appeal and more value to the park.

United We Stand, Divided You Fall

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