



BUSINESS PLAN RULES 2026-2031

BID Governance & Rules

Government legislation regulates how a Business Improvement District (BID) operates, as outlined in the 2004 Business Improvement District (BID) Regulations for England.

A BID is recognised as a statutory legal body for five years if there is a majority YES vote, by number and rateable value, from hereditaments within a published BID boundary.

The BID must return to businesses every five years to obtain a YES mandate, allowing it to continue operating for another five years.

Once a BID is established, all businesses within the BID boundary, regardless of their voting preference, must pay the BID levy (as outlined in the business plan) each year for a five-year term from April 1st, 2026, to March 31st, 2031.

The BID levy is 1.3% of the Rateable Value. The BID levy will be increased in line with the Consumer Price Index (CPI) at the discretion of the BID Board from April 1st, 2027. The increase will be in proportion to any increase in the CPI for the preceding twelve months, ending 31st December before the next financial year.

The BID levy is 1.3% of the current Rateable Value as provided by the Valuation Office Agency (VOA). All businesses with a Rateable Value of £10,000 and more will be liable to pay the BID levy.

The BID levy is zero-rated for VAT.

Properties that come into the Rating List during the BID term will be subject to pay a 1.3% BID levy (subject to an increase in line with CPI if applicable) on the Rateable Value of the property from the effective date the property is entered into the rating list.

The BID levy is calculated on a daily charge and invoiced annually in advance.

Companies should notify the BID office if they are challenging their Rateable Value with the VOA or are anticipating a zero rating due to redevelopment.

We can only reflect a settlement for any underpayment or overpayments up to a maximum of 12 months before the current billing year. Without notification to the BID office, we can only allocate refunds in the current financial year.

State-funded educational establishments for children under the age of 16, pre-school childcare facilities, nurseries, NHS GP surgeries and zero-rated buildings will have a BID levy multiplier reduced by 100%.

State educational institutions and those registered with the Department of Education providing education for children aged 16-18 years will have a levy multiplier reduced by 80%.

Retail units in Ealing Broadway Shopping Centre will have a levy multiplier reduced by 33%, in recognition of duplicated services provided by their lease agreement.

Television & Film production studios will have their BID levy capped at £12,000.

The BID levy will be chargeable to the property owner where a hereditament becomes vacant.

The BID levy will be chargeable on an unoccupied property without a zero-rated listing.

The Board of Make It Ealing 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 that was not liable to pay it before
- increase the BID levy charge over and above the agreed yearly multiplier, save the application of any increase in line with CPI on the BID levy paid as proposed in the business plan.
- Conflict with the Local Government Act (2003) or The Business Improvement District Regulations (2004)