

NORTHERN QUARTER BID

VOTE

YES

Business Improvement District

A five-year plan (2027–2032)

Bringing £4million
additional investment into
the Northern Quarter

Contents

PAGE 3

Our BID, Our Vote

PAGE 4

What is a BID?

PAGE 6

**2027–32
Northern Quarter BID:
The Proposal**

PAGE 9

Consultation

PAGE 10

Safety

PAGE 13

Cleansing

PAGE 14

Sense of Place

PAGE 17

Partnership

PAGE 18

Governance

PAGE 19

Management

PAGE 20

Finances

PAGE 22

BID Levy Rules

PAGE 23

BID Ballot

Our BID, Our Vote

We love the Northern Quarter. It's been home to Fred Aldous for 140 years, and we've watched it change more in the last decade than in most of the century before it.

Manchester is growing faster than it ever has. 20 to 30,000 more residents in the city centre within a decade. New hotels, new cultural venues, serious office space. Retail shifting. Hospitality still growing, against the odds.

The Northern Quarter has moved with it. Long associated just with the night-time economy, it's now home to thousands of residents and thousands more workers. People come for the shops that aren't chains, the kitchens run by the people who own them, and studios full of people making things, for a proper 24-hour economy. They want something different from the retail core. So do we.

We don't need to look far to see what pooled effort can do. The Manchester City Centre BID has been running since 2012. The Accommodation BID since 2023. Both are funded by the businesses that benefit, controlled by the businesses that pay, and both have delivered things a single street or a single operator couldn't pull off alone.

The model works because nobody freeloads, contributions are fair, and the Business Plan is written and controlled by the businesses paying for it.

The Northern Quarter needs the same. Safer. Cleaner. Still itself. We've spent years trying to make the area look its best on almost nothing. We can't wait to see what it looks like with some matched effort behind it.

In June 2026 you get a vote. A vote for the Northern Quarter to run its own patch.

Think about what five years of that could look like.

MARK ALDOUS
Fred Aldous



What is a BID?



A Business Improvement District (BID) is a defined geographical area where businesses come together around an agreed Business Plan. This plan is then voted on, and if passed, comes into effect for a five-year period.

Under the Business Improvement Regulations (2004), any businesses falling within the BID area during its term become part of it, whether they supported the ballot initially or not (or were not even trading at the point of the vote).

Through the ballot process, the Business Plan is developed by the businesses themselves. The BID is then managed through an independent company, where levy-payers set the plans. As they effectively 'own' the BID, businesses play a key role in deciding what projects are delivered. Any services delivered by a BID must be additional to those by statutory authorities such as Council or Police.

A BID is financed through a levy based on Rateable Value. The model is well established in Manchester. The City Centre BID launched in 2013 and represents retail, leisure, and office tenants. It delivers major events such as the Manchester Flower Festival and Halloween in the City and operates its own cleaning team. It has successfully renewed its mandate through three ballots and expanded each time.

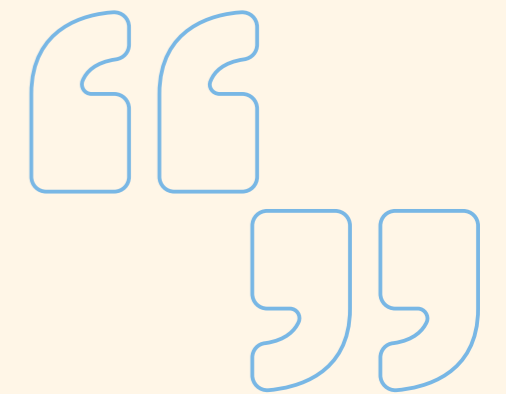
The Manchester Accommodation BID launched in 2023 and brings together hoteliers. It delivers national and international marketing campaigns and helps to fund, attract, and create major events that drive more visitors to the city.

CityCo delivers the Business Plan of the City Centre BID on behalf of its Board and is a co-deliverer of the Accommodation BID. A successful Northern Quarter BID would be run in a comparable way and would benefit from substantial economies of scale, expertise, and access to projects through CityCo.

Manchester has a long history of partnership working and the City Centre BID is proof of what businesses can achieve together. Since 2012, levy-payers have voted overwhelmingly in favour three times, unlocking millions of pounds of additional investment for the city. I would strongly encourage prospective Northern Quarter BID voters to shape their own future, and vote 'Yes'.

JANE SHARROCKS

Chair, Manchester City Centre BID &
Store Director, Selfridges Manchester



As an independent business, we've found the City Centre BID to be of enormous help. The team have helped us navigate regulation, survive COVID, and tackle every type of operational challenge since. We're fully behind our BID - and we'd encourage every business in the Northern Quarter to get behind theirs too.

BILL CLYNES

Director, MHDL Restaurants
(Inc. El Gato Negro,
Black Cat Café, Canto)



The Proposal

The proposal is for a Business Improvement District located in the Northern part of the city centre. It will comprise office-based businesses, retailers, day, and night-time economy businesses, within a designated Northern Quarter BID area.

Only businesses with a rateable value of £27,000 or higher will be eligible to be part of the BID.

In total, approximately 420 businesses will be part of the BID - stretching from Great Ancoats Street to Ducie Street. The area takes in heritage districts and is home to independent retail and nightlife, leisure, and experiential brands, creative, design and marketing agencies, and renowned fashion and social media brands.

For the avoidance of doubt, the term 'Northern Quarter' here refers to the entire northern slice of Manchester city centre - from Great Ancoats Street to Piccadilly, and from Corporation Street to Ducie Street. This includes areas such as NOMA and Printworks, which might be considered outside of the 'Northern Quarter,' but are included to reflect how the city centre functions in practice.

The Northern Quarter BID would operate for five years from January 2027. If businesses consider it to be successful, a renewal ballot takes place.



Manchester City Council is fully supportive of a new Business Improvement District for the Northern Quarter. Through CityCo, we have long-established partnerships with the business community and the city's two existing BIDs - independent companies that have raised more than £20million to reinvest in the city centre.

The Northern Quarter is a very special part of our city - constantly evolving but always representing something different and uniquely Mancunian.

BIDs provide a vital focus on what matters most to local businesses and offer an effective way for the private sector to lead on improvements in the local environment.

We look forward to working with a new BID in the Northern Quarter.

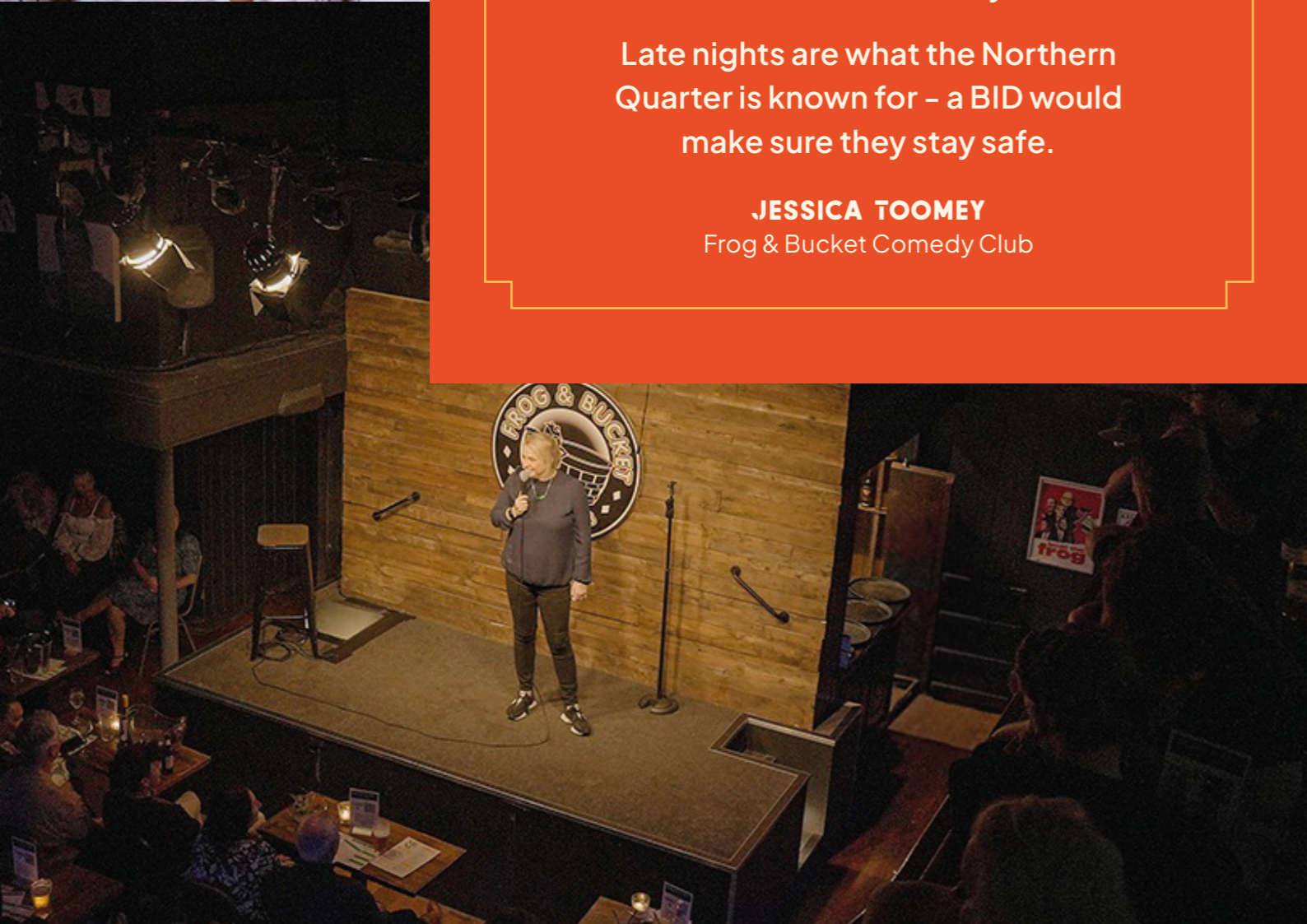
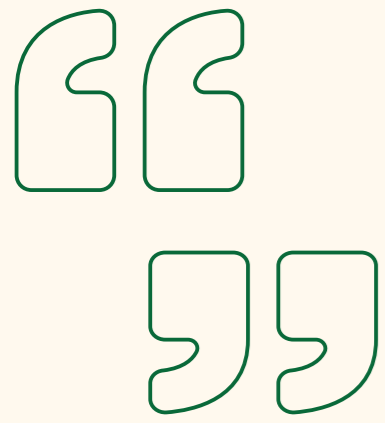
CLLR BEV CRAIG
Leader, Manchester City Council



Northern Quarter BID Area Map

For full list of streets included, go to: cityco.com/northern-quarter-BID





Running a comedy club in the Northern Quarter means our busiest times are at night – and the safety of our customers and staff as they arrive and leave is something we think about constantly. The Northern Quarter has so much to offer after dark, but anti-social behaviour can make people think twice about coming in.

Our matinees are now booming as people decide an afternoon out is a better option than a nighttime gig. That’s a big change.

A BID means we’re no longer raising these issues alone. If we come together, we can push for better street lighting, coordinated security, an Angels scheme, and a stronger voice with Greater Manchester Police and Manchester City Council.

Late nights are what the Northern Quarter is known for – a BID would make sure they stay safe.

JESSICA TOOMEY
Frog & Bucket Comedy Club

2027–32 Northern Quarter BID:

Consultation

Businesses in the area approached CityCo with the idea of a BID in the period before and during COVID. Those years highlighted the benefits of city businesses working together and led directly to CityCo managing the Manchester Pub and Club Network. This was alongside running sector and area meetings, connecting businesses with public authorities, working on outdoor seating zones and dealing with issues to do with highways, anti-social behaviour, and crime.

Formal consultation on a Northern Quarter BID began in mid-2025 and continued via ongoing engagement. The core pillars of a Business Plan emerged quickly.

Roundtable and individual meetings continued into 2026. At the time of writing, over 70% of businesses in the area have been consulted and their suggestions form the basis of this plan.

What the Northern Quarter BID will do

The BID will focus on keeping the alternative spirit of the area while addressing the more negative aspects of 21st-century urban life that have become more prevalent in recent years.

The first few years will focus on Safety and Cleansing as priority areas of work.

Supporting businesses around 4 key themes:

Safety

The immediate priority is improving the safety of business customers and staff. Addressing anti-social behaviour and keeping pressure on statutory services to deliver. Through CityCo, providing access to urban resilience training and crisis management guidance.

Cleansing

The second priority for the first few years is cleaning the area. Providing cleansing services throughout the week and at weekends. Working on collaborative approaches to reduce waste on the streets and improve the streetscape.

Sense of Place

Delivering place-making projects that celebrate the distinctiveness of the area will follow. Contributing to city marketing strategies that promote the Northern Quarter, with a focus on daytime visitors.

Partnership

Lobbying for improved services, providing intelligence on footfall and use of the area, linking businesses into the Manchester Business Crime Reduction Partnership (BCRP), and collaborating with partners across the city to drive change.

Ultimately, what the BID will do, is down to you.

Improving the feeling of safety on the streets would be a key priority. Any activity would complement, not replace, services provided by Manchester City Council and Greater Manchester Police.

What you told us:

- The Northern Quarter can feel unsafe, during the day and at night.
- Aggressive begging and threatening behaviour are increasing.
- Street homelessness has a visible impact on businesses and staff.
- There is insufficient security presence, especially at weekends.
- Anti-social behaviour is perceived to have shifted from Piccadilly Gardens into the Northern Quarter.
- Alleyways are often used for drug-related activity.
- Lighting levels are inadequate in key areas.

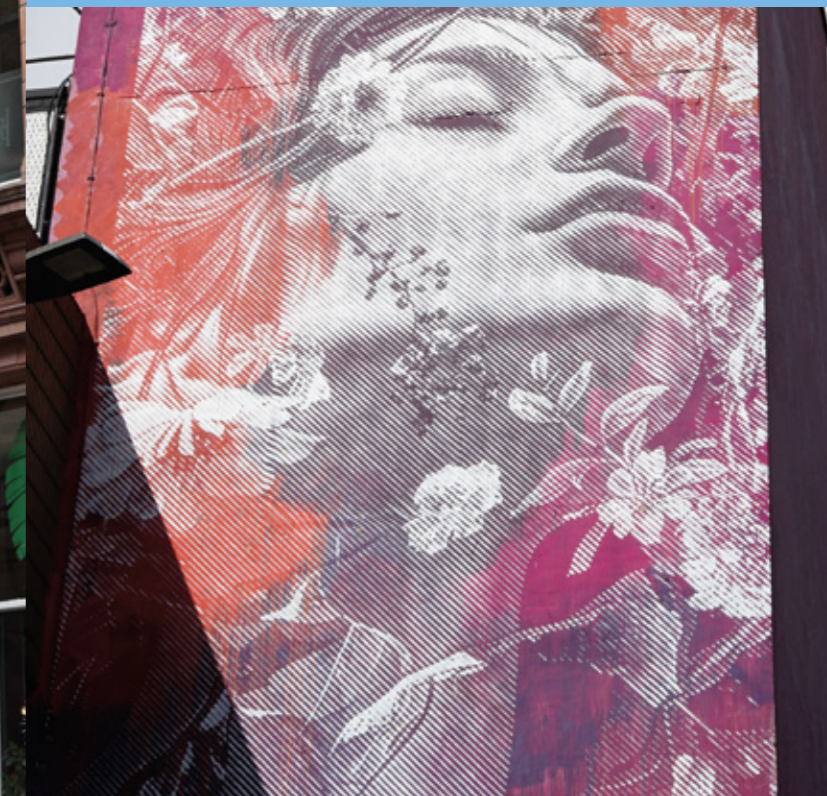
What we will do:

- Invest in coordinated action and a new team to address anti-social and threatening behaviour, including improving reporting mechanisms, encouraging more reporting from businesses, and strengthening engagement with the Police and Council.
- Work with homelessness support agencies to ensure the right support is available.
- Develop a new “Angels” scheme to provide late-evening and weekend support for night-time economy users, including signposting, help for vulnerable individuals, and liaison with relevant services.
- Review CCTV coverage and how Northern Quarter issues are managed through the City Centre Control Room (aligned with the City Centre BID).
- Work with landlords and the Council to improve lighting and the streetscape.
- Develop clear performance measures and indicators to track improvements in safety over time.
- In the longer term, transition towards a more customer-facing “Hosts” model.



The Northern Quarter is where people choose to live, work, and spend their time. Sustaining that appeal – and building on it – takes collective action.

A BID will bring investment, coordination, and a stronger voice for the area: cleaner streets, a safer environment, and a neighbourhood that works better for everyone.





Cleansing



The experience of people travelling to and from work matters to local businesses. The Northern Quarter is an area where people are genuinely proud to work – but too often the streets fall short of what they deserve, whether that’s litter and waste, or anti-social behaviour that can make people feel unsafe.

A BID would directly address both. Dedicated early-morning cleaning and a more coordinated approach to tackling ASB would make a real difference.

The Northern Quarter deserves to be as well-managed as it is well loved – a BID is how you can make that happen.

Improving cleanliness and the street environment is a first priority. Any activity would be delivered in addition to services provided by Manchester City Council.

What you told us:

- The Northern Quarter should be “gritty but not grimy.”
- The presence of independent and creative businesses should not mean streets are covered in litter.
- At weekends, the area is often left extremely untidy.
- The use of backstreets as toilets over the weekend makes Monday mornings particularly unpleasant for workers.
- Large parts of the area, especially around Oldham Street, feel unloved.
- Landlords often clean only their own buildings, which can make surrounding streets appear worse by contrast.
- There is significant graffiti and tagging in some areas.
- Street furniture is poorly maintained.
- A greater sense of pride and ownership from cleansing teams is needed.
- Provide flexible, responsive cleaning services, working closely with businesses to address issues quickly.
- Increase targeted jet-washing of problem areas, including doorways, alleyways and business frontages.
- Improve the condition of street furniture through cleaning and maintenance.
- Introduce early-morning cleaning to ensure a visibly improved environment for arriving workers.
- Deliver cleaning across weekends to address peak-time impacts.
- Collaborate with landlords and estate teams to ensure consistent standards across ‘in-between’ spaces.
- Respond to requests about graffiti removal, balancing enforcement with sensitivity to legitimate street art.
- Pilot improved recycling and waste management approaches.

What we will do:

- Expand the City Centre BID cleaning team into the Northern Quarter, delivering the same standard of service and operational efficiencies.
- Establish a dedicated cleaning service with a named Team Leader known to businesses.
- Work with businesses on waste consolidation schemes to reduce street waste and vehicle movements.
- Maintain a visible presence in the area, with customer-service-trained staff able to help visitors and businesses.

Improving the promotion of the Northern Quarter as one of the city's key destinations would follow, celebrating the area's distinctive mix of independent businesses and cultural activity.

What you told us:

- The Northern Quarter is home to a unique concentration of independent businesses.
- Other cities actively promote areas like this as a flagship destination.
- Visitors often do not realise when they have entered "The Northern Quarter."
- The area has strong history, heritage, and character, which could be better used to sell the area to visitors.
- Street art is a major asset that could be better used to draw people in. Inappropriate tagging should be addressed.
- More coordinated promotion is requested (although large-scale street events are not always the preferred approach).
- There is potential to better connect local workers with local businesses.
- Social media activity for the whole area could be more coherent.

What we will do:

- Prioritise the physical environment as a means of place-making, ensuring the area is welcoming before increasing footfall.
- Work on creative projects that enhance sense of place, including arrival points, key routes, street art trails that support high-quality work, history and heritage trails, and enhancements to existing elements such as street signage and street poetry.
- Deliver at least one initiative focused on increasing daytime footfall and dwell time by encouraging visitors into businesses rather than passing through.
- Work with Marketing Manchester to strengthen the Northern Quarter content on visitmanchester.com.
- Improve availability of business information for office workers.
- Explore an area social media strategy with a local media partner.
- Explore a loyalty scheme for workers to support businesses.



Afflecks has been part of the Northern Quarter for over four decades and the physical character of this area is something we care deeply about.

The street art, the independent signage, the eclectic mix of architecture – the way the streets feel – it's what makes the Northern Quarter unlike anywhere else in the city. We need to look after it.

A BID would invest in maintaining and enhancing what makes the area special – celebrating legitimate street art, improving the streetscape and ensuring the general environment reflects the local independent businesses within it.

The Northern Quarter's character is its greatest asset. A BID would help us build on it for the future.

A.J. MARTYN
Afflecks



We chose to base our company in a historic Northern Quarter office building because of what this area represents – creative spaces in a place that has tonnes of energy.

It's the product of decades of character-building.

A BID would give businesses like ours a stronger connection to the area – and the wider city centre. Access to useful city intelligence, proactive communication and liaison with a team representing our needs, and genuine engagement on issues like ESG and urban resilience.

These would make a difference to how we operate and how we attract and retain staff.

The Northern Quarter is a brilliant place to do business. We'd love a BID to make the case even stronger.

DAWN SCOTT
Eastern Green



Partnership

Improving connection between Northern Quarter businesses and city stakeholders would be integral to the services of the BID.

The BID will represent approximately 420 businesses, creating a strong collective voice to influence policy and investment from statutory partners. Experience from the City Centre BID shows that coordinated business pressure can lead to significant improvements in cleansing, policing, and public realm management. Similar outcomes would be sought for the Northern Quarter.

As part of the CityCo family, businesses benefit from access to training, alerts, and resilience support. CityCo has supported businesses through major city events and crises, including the 2011 riots, 2017 Arena attack, and the COVID pandemic.

What we will deliver:

- Direct access to senior decision-makers in partner organisations, including the Council and Police.
- Pro-active communication on issues affecting the city centre, including protests, utilities, highways works and major events such as UEFA Euro 2028.
- ESG engagement opportunities for businesses, supporting both area improvement and workforce priorities.
- Regular updates with Manchester City Council, Greater Manchester Police, and other partners to ensure clear communication.
- A landlord forum to address property issues and explore opportunities for streetscape improvement.
- Coordination with developers (e.g. Church Street carpark site) to ensure prompt communication with affected businesses.
- Expansion of data insights, including footfall, spend, and dwell time, to better measure the impact of interventions and events.
- Training and briefings around Martyn's Law, protests, auditors. All the issues facing businesses in a 21st Century city.

Governance

The BID Company

The Northern Quarter BID Company will be an independent, not-for-profit company limited by guarantee, run by an independent Board of Directors.

The Board

The Board will consist of representatives of levy-paying businesses, alongside representatives from Manchester City Council and CityCo. In all cases where there is a need for debate, the views of levy-payers will take priority.

During Autumn 2026, nominations for Board membership will be canvassed. The intention will be to balance the various sectors within the Northern Quarter and ensure representation from both night-time and daytime economies, as well as office and property sectors.

There will be a balance between large and small businesses, alongside mixed representation in terms of gender, ethnicity, and age. Total representation from levy-payers will be capped at eight Directors.

Directors of the Board

Once appointed, Directors will nominate a Chair. Both the Chair and Directors will serve a first three-year term, which may be extended.

Advisory Council

A wider Advisory Council will be set up. This will meet two times a year to discuss the wider performance of the Northern Quarter, the city centre, and the evolution of the Business Plan. Guests from key stakeholders will be welcomed. The Advisory Council will provide an opportunity for a broader range of businesses to be involved in the running of the BID Company.

Meetings Calendar

Finally, the BID is committed to holding an Annual General Meeting (AGM), launching the annual Business Plan and programme of activity.

CityCo will continue to host sector and Northern Quarter area meetings that may include non-levy payers but support the wider work of the BID.



Management

The Northern Quarter BID will be managed by CityCo, The City Centre Management Company for Manchester. The Chief Exec and staff will be accountable to the BID Board for the delivery of the Business Plan. The Board must agree any changes. This mirrors the model in place for the City Centre BID.

CityCo & Staff

Working with CityCo enables the sharing of staff (including senior staff) and the pooling of resources, resulting in lower overheads than most peer BIDs.

The BID will also receive help from operational support, events, and promotional activity via its relationship with CityCo. This is represented in the finances as 'support in kind.' In turn, this ensures that majority of levy income can be spent on initiatives.

Levy Collection

The BID levy is collected by CityCo on behalf of Manchester City Council, and an Operating Agreement ensures the process is transparent. The cost of a dedicated CityCo role to manage levy collection is included in overheads.



2027–32 Northern Quarter BID:

Finances

The indicative budget below is based on a 97% levy collection rate from the ratings list produced by Manchester City Council in April 2026. There are likely to be differences when the final list of levy-payers is produced, and first-year collection is likely to be lower than this amount - before catching up as businesses become more familiar with the process.

As directed by the consultation period, initial expenditure will be weighted towards cleansing and safety.

The four pillars of activity in Year 1 would be split approximately as follows:

- **Safety: 30%**
- **Cleansing: 30%**
- Sense of Place: 15%
- Partnership: 10%
- Overheads: 10%
- Contingency: 5%

All employees working on BID projects will be employed by CityCo (unless seconded from elsewhere). The budget includes a CityCo management charge of 7% of budget to cover indirect costs associated with employees e.g. office space, the time of senior CityCo staff, and project management. The overheads section also includes the cost of levy collection.

A small sum is set aside for repayment of first cash injections from CityCo and the costs of the ballot. Provision is included for contingencies.

Indicative Budget

	£ BUDGET		% SPLIT	
	Year 1	Year 5	Year 1	Year 5
Total Invoiced	850,000	920,067		
Levy Collection (97%)	825,000	892,000		
ACTIVITY				
Cleansing	247,500	223,000	30%	25%
Safety	247,500	223,000	30%	25%
Sense of Place	123,750	223,000	15%	25%
Partnership	82,500	89,200	10%	10%
Overheads*	82,500	89,200	10%	10%
Contingency	41,250	44,600	5%	5%
Total Expenditure	825,000	892,000	100%	100%
Surplus	0	0		
*Management fee included	57,750	62,440		

BID Levy Rules

- Subject to the rules that follow, those hereditaments (rateable commercial units) within the proposed BID area that will be subject to the BID levy will include ALL non-domestic ratepayers within the area having a rateable value of £27,000 and over, except for those identifiable by the Billing Authority (from its records, including VOA classifications) as being in the categories ‘Advertising Right and premises’, ‘Light rapid transport system’, ‘Bus station and premises’, ‘Hairdressing salon and premises’, ‘Hairdresser and salon’, ‘Hotel and premises’, ‘Hostel and premises’, ‘Aparthotel and premises’.
- The levy rate to be paid by each hereditament with a rateable value of £400,000 or above is to be calculated as 1.75% of its rateable value. The levy rate to be paid by each hereditament with a rateable value of below £400,000 is to be calculated as 2% of its rateable value. The levy will be charged in line with the NNDR system. The levy charged for the five-year period of the BID will be based on the rateable value as of 1st January 2027.
- Thereafter, and throughout the duration of the BID term, no further account will be taken of national rating revaluations. The exception to the above is where a revised rateable value is applied because of any change of use or a physical change to a hereditament including new construction, merger, subdivision, extension, and refurbishment. If a hereditament falls below the threshold as a result, the levy will no longer be applied from that date.
- If a hereditament is shown in the ratings list for the first time, the rateable value shown in that list will be used for the rest of the term from the date of entry.
- An annual inflationary flat rate increase of 2% per year will be applied to all levy rates, including to the cap, at the determination of the Board.
- The largest amount payable (the ‘cap’) in respect of any single hereditament will be £35,000 per annum. This cap will also be increased by 2% per year.
- The number of properties or hereditaments liable for the levy has been calculated at approximately 420.
- The ratepayer of untenanted hereditaments will be liable for payment of the levy, including in listed buildings.
- Reasonable costs incurred during the ballot process will be recovered from the BID company over the five years of its existence. These will be included in the budgets.

BID Ballot

- The Northern Quarter BID ballot is run by Manchester City Council Electoral Services and sub-contracted to Civica Election Services. It is strictly a postal ballot.
- Ballot papers will be sent to all eligible hereditaments in June 2026. Prior to this date, all eligible hereditaments will receive a ‘Notice of Ballot.’
- Each hereditament subject to the BID will be entitled to one vote in a 28-day postal ballot which will start on 8th June 2026, and close at 5pm on Monday 13th July 2026. Ballot papers received after 5pm on that date will not be counted.
- Companies with multiple votes i.e. those with more than one hereditament within the identified BID area, should return a voting paper in respect of each property. Proxy nominations will be allowed and instructions on how to apply for a proxy will be included in the Notice of Ballot.
- In order for the proposal to be successful at ballot the result will need to meet, as a minimum, two independent criteria which are: (a) of those ballots returned by the close, those voting in favour of the proposal must exceed those voting against it, and (b) of those ballot papers returned by the close, the total rateable value of those hereditaments which vote in favour, must exceed the total rateable value of those voting against.
- It is intended that the result of the ballot will be announced on Tuesday 14th July 2026 or at the earliest time thereafter.
- If successful at ballot, the Northern Quarter BID will launch on 1st January 2027 and will continue for a period of five years to January 2032.





YOUR BID, YOUR VOTE

A vote for the
Northern Quarter BID is
a vote to directly shape
the future of the area.

Key dates

Business Improvement District Ballot

Monday 8th June 2026:
Start of ballot

Monday 13th July 2026:
Ballot closes

Tuesday 14th July 2026:
Result announced

Friday 1st January 2027:
Northern Quarter
BID launches

**VOTE
YES**

✉ info@cityco.com

**NORTHERN
QUARTER BID**

cityco