

KNIGHTSBRIDGE  
PROPERTY OWNER BID

# UNDERSTANDING YOUR BID LEVY



Photography by Rory Langdon-Down





# FOREWORD

Last year, Knightsbridge property owners backed a five-year term for the Property Owner BID, an endorsement of our shared ambition to drive long-term investment in the district.

Knightsbridge remains one of the world's most iconic luxury destinations, but the global landscape is evolving quickly. In response, we've stepped up delivery across our key projects and priorities. In October last year we launched our ambitious Place and Public Realm Strategy, setting out a clear vision to transform Knightsbridge's streets, improve the public realm and create a more welcoming, sustainable and vibrant environment for everyone who lives, works and visits here.

We are also preparing to launch our Sustainability Strategy and Action Plan (2026–2031), which has been developed in close collaboration with residents, councils and stakeholders. This strategy focuses on protecting Knightsbridge's unique character while responding to climate challenges, with over 60 practical initiatives covering areas such as air quality, biodiversity, transport and waste. It's about ensuring Knightsbridge becomes greener, healthier and more resilient, while carefully managing change in such a historic part of London.

At the same time, we are continuing to invest in our data and insights programme, commissioning enhanced intelligence on footfall, dwell time, spend and visitor

demographics. This will give our business members, property owners and partners a much deeper understanding of how the area is performing, enabling more informed decision-making and helping to shape future investment and activity across Knightsbridge.

Our advocacy work also remains a key priority. We continue to champion the issues that matter most to Knightsbridge, including business rates, Sunday trading and the proposed overnight levy. In partnership with Cadogan, Heathrow and New West End Company, we have also launched a renewed campaign for the return of VAT-free shopping, while working closely with the wider tourism industry to support London's long-term visitor economy.

Together, this work is already making a real difference, and by continuing to work in partnership, we can build on that progress in the years ahead.

Thank you for your continued support and trust in us to steward this incredible district, I look forward to continuing this journey together.



**STEVEN MEDWAY**  
CEO,  
Knightsbridge Partnership

## OUR WORK IN 2026-2027

The Property Owner BID focuses on four interconnected pillars of activity that meet the needs of the businesses and wider community.

These pillars are:

### 1 PLACE AND PUBLIC REALM STRATEGY

BUDGET - £326,237

In collaboration with the Property Steering Group, Knightsbridge Partnership has developed a much needed and ambitious Place and Public Realm Strategy for the Knightsbridge area.

Our Place and Public Realm Vision for Knightsbridge is a global destination that rebalances the needs of people and nature, invites people to spend time in its historic streets and places, and invites people to return again and again.

The Knightsbridge Place and Public Realm Strategy reimagines Brompton Road and many of the area's adjacent streets as safer, more sustainable and enjoyable routes and places for residents and workers, with less congestion, more trees and better air quality.

### 2 ENHANCING THE QUALITY OF THE ENVIRONMENT AND SOCIAL RESPONSIBILITY

BUDGET - £143,000

The Occupier BID has already taken great strides to help businesses take necessary steps to become more sustainable.

Developed in collaboration with property owners, businesses, residents, and local stakeholders, the Partnership's new Sustainability Strategy and Action Plan sets a clear pathway for lasting environmental and social impact. Launching in 2026, it will empower our business community while supporting the Royal Borough of Kensington and Chelsea and Westminster City Council to deliver on their net zero commitments.

### 3 BUILDING BUSINESS RESILIENCE

BUDGET - £56,500

The Occupier BID has successfully introduced a series of initiatives which have made an immediate and tangible difference to improving the trading conditions in Knightsbridge and helped member businesses improve their ability to prevent, deter and respond to criminal activity.

As a world-class destination, the Property BID has strengthened the evening experience in Knightsbridge by enabling the Partnership to introduce a dedicated street team to support visitors, workers, and the wider evening economy.

Work with partners including Metropolitan Police, the Royal Borough of Kensington and Chelsea Council, Westminster City Council and Partners to tackle and deal with prolific offenders and organised crime in the district by collating evidence of case files, de-escalate emerging crime trends and mitigate local risks.

### 4 PROMOTING THE INTERNATIONAL CENTRE

BUDGET - £52,000

Knightsbridge is one of only two designated International Centres in the Mayor's London Plan. The International Centres are a major part of London's attraction as Knightsbridge competes with other global cities for visitors, talent, investors, businesses and students. Formation of the Property Owner BID enables us to explore recommendations set out in the International Centre Action Plan.





## YOUR VISION FOR KNIGHTSBRIDGE

A luxury global destination that rebalances the needs of people and nature, invites people to spend time in its historic streets and places, and invites visitors to return again and again.

### OUR MISSION

- To realise the once-in-a-lifetime opportunity of restoring Knightsbridge to its former glory, cementing its status as one of the world's leading luxury destinations.
- To actively increase the area's residential and commercial property values, and commercial returns for property owners.
- To significantly improve the public realm across Knightsbridge for the benefit of residents and increase domestic and international tourism to the area.

### WE WILL ACHIEVE THIS BY

- ✓ Working in partnership with the private and public sector to secure the £100 million investment to deliver the array of innovative and transformation projects within the Knightsbridge Place and Public Realm Strategy.
- ✓ Formation of the Property Owner BID has created a platform for property owners to come together, realise a shared long-term vision and be an influential voice for Knightsbridge.
- ✓ Elevating promotion of Knightsbridge as an International Centre on a London, national and global stage as one of the world's leading luxury destinations to invest, live and visit.

## OUR DELIVERY PLAN 2025-2030

Investment is key to an area's long-term success, and investors require confidence that there will be a return. We must ensure that Knightsbridge and Brompton Road remain a key commercial centre in the face of increased London-wide and global competition.

The Property Owner BID is now the leading voice in the future of the area's built environment and public realm.

Popular destinations have a strong sense of place and a steady investment pipeline. Through ongoing consultation, the BID will bring together the private and public sectors to input into the schemes and make the changes happen that will benefit our whole community.

The public realm improvement plans, developed within our strategic vision, view the area holistically and propose a series of schemes which look at the challenges and opportunities for the district in the following areas:

- Transport impacts and connectivity.
- Quality of place and the urban experience.
- Retail attractiveness and agility.
- Visitor experience.
- Long-term sustainability – particularly from an environmental perspective.

### DRIVING TRANSFORMATIONAL CHANGE



01

Place & Public Realm Strategy



02

Enhancing the quality of the environment and social responsibility



03

Building business resilience



04

Promoting the International Centre

## 01 PLACE AND PUBLIC REALM STRATEGY

BUDGET - £286,000

In collaboration with the Property Steering Group, Knightsbridge Partnership has developed a much needed and ambitious Place and Public Realm Strategy for the Knightsbridge area.

This project was funded by the area's property owners BEAM, Cadogan, SKE, APLM Estate, The Knightsbridge Estate and Harrods Estates and is overseen by a steering group consisting of Transport for London, Royal Borough of Kensington and Chelsea, Westminster City Council, leading property owners and key businesses in the Knightsbridge area including 199 Knightsbridge.

The Knightsbridge area is an International Centre, which attracts 75 million visitors a year. However, until the creation of the Knightsbridge Partnership, responsibility for the Knightsbridge area, particularly its roads and public spaces, was fragmented across three highway authorities.

This resulted in a neglected and unsafe public realm and no single organisation was able to coordinate the much-needed change, inevitably resulting in the area's decline. Consequently, Knightsbridge has been losing ground to other luxury destinations globally and so needed to galvanise a partnership to restore the global status of Knightsbridge as the number one home for luxury in the world.

Our Place and Public Realm Vision for Knightsbridge is a global destination that rebalances the needs of people and nature, invites people to spend time in its historic streets and places, and invites people to return again and again.



To deliver this Vision, the Knightsbridge Partnership has developed a four-stranded integrated Place and Public Realm Strategy which consists of:

- A flagship transformational public realm scheme for Knightsbridge & Brompton Road.
- A family of neighbourhood public realm projects to make Knightsbridge an even more enjoyable, safe and sustainable place to live, work or visit.
- Placemaking plans to make Knightsbridge a unique and special place to visit, including encouraging an evening economy, developing a 'Knightsbridge welcome' for all visitors and amplifying the area's wellness and health offer.
- Integrated cross-agency plans to ensure the area's footways and public spaces are maintained to a high standard and a new, integrated approach to safety and crime reduction.
- An investment case, which shows the public benefits in terms of better physical and mental health, more cycling and walking and improved air quality; and the economic benefits including an increase in GVA and property values, more jobs and business opportunities for London and delivering inclusive growth for all.

## 02 ENHANCING THE QUALITY OF THE ENVIRONMENT AND SOCIAL RESPONSIBILITY

BUDGET - £93,000

The Occupier BID has already taken great strides to help businesses take necessary steps to become more sustainable. We have taken on the responsibility of ensuring businesses across the district take seriously their environmental responsibilities within the context of local authority climate emergency plans, and as the UK heads towards its goal of a net zero carbon economy by 2050 and Westminster City Council its target of net zero for the city by 2040.



Photography by Rory Langdon-Down

Formation of the Property Owner BID unlocks funding enabling these services to be further expanded including:

- Continuation and expansion of the Knightsbridge Sustainability Forum to share best practice and enhance the impact of the collective community to reduce the environmental impact of the commercial sector.
- Provide sector specific advice to ensure each part of the Knightsbridge economy can migrate towards becoming more sustainable.
- Support property owners and occupiers to improve the EPC ratings of their properties across Knightsbridge and the Brompton Road through energy and carbon assessments.
- Extension of the Knightsbridge Partnership Business Cost Reduction Scheme and preferred supplier programme.
- Increased recycling services, contributing towards the London target of 65% of waste recycled by 2030.
- Introduction of the Knightsbridge Professional Young Leaders Network to develop and retain new talent in the district working with 2-3 Degrees.
- Introduction of new e-learning portal for training for businesses and property owners.
- Supporting members to meet corporate social responsibility ambitions and targets by connecting members with local opportunities.
- Delivery of the public realm improvements will also contribute to improving local air quality, reducing motorised vehicle trips and encouraging nature recovery.

## 03 BUILDING BUSINESS RESILIENCE

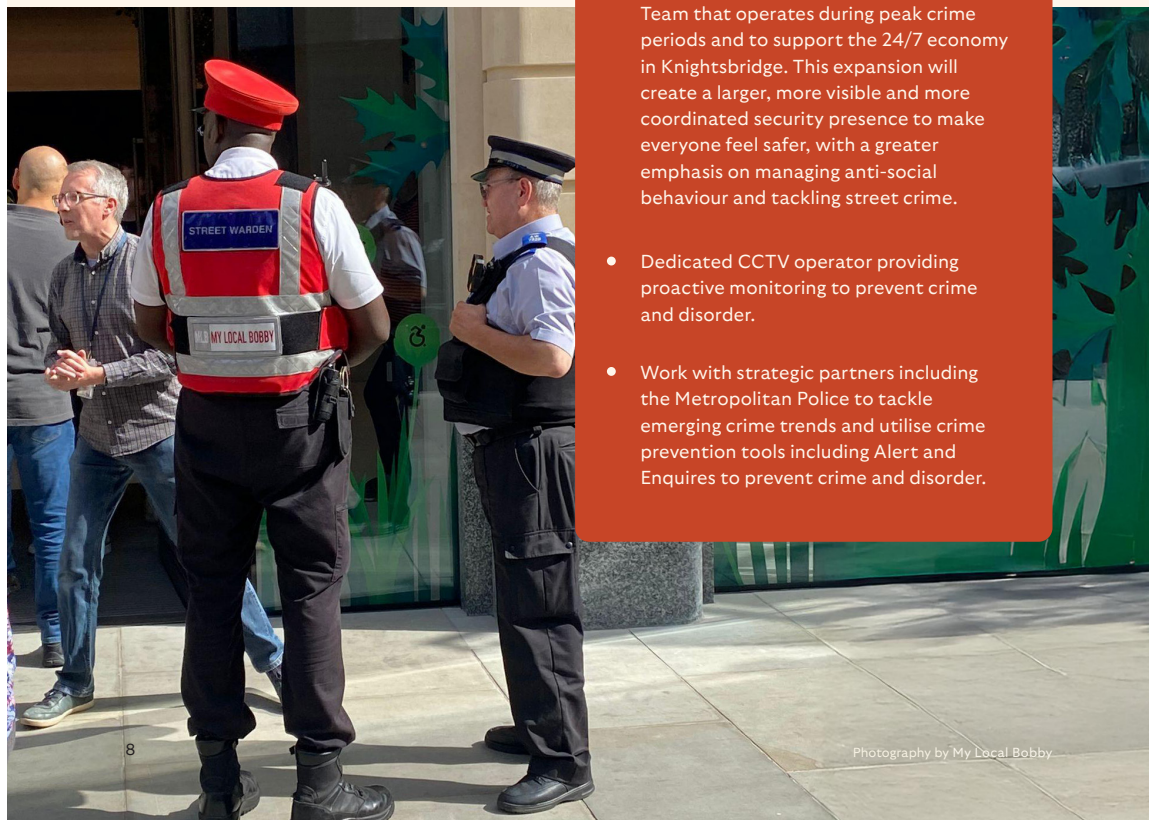
BUDGET - £56,500

The Occupier BID has successfully introduced a series of initiatives which have made an immediate and tangible difference to improving the trading conditions in Knightsbridge and helped member businesses improve their ability to prevent, deter and respond to criminal activity.

Work with partners including Metropolitan Police, the Royal Borough of Kensington and Chelsea Council, Westminster City Council and Partners to tackle and deal with prolific offenders and organised crime in the district by collating evidence of case files, de-escalate emerging crime trends and mitigate local risks.

Formation of the Property Owner BID unlocks funding enabling these services to be further expanded including:

- Implement a zero-tolerance approach to any form of criminal activity or anti-social behaviour in Knightsbridge – we will become one of the safest luxury destinations in the world.
- Growth of the Safer West Central Business Crime Reduction Partnership to prevent crime and disorder.
- Continuation of the daytime street team and dedicated cleansing team to create a cleaner, safer and more welcoming district for visitors, employees and residents.
- Introduction of a new ENTE Street Team that operates during peak crime periods and to support the 24/7 economy in Knightsbridge. This expansion will create a larger, more visible and more coordinated security presence to make everyone feel safer, with a greater emphasis on managing anti-social behaviour and tackling street crime.
- Dedicated CCTV operator providing proactive monitoring to prevent crime and disorder.
- Work with strategic partners including the Metropolitan Police to tackle emerging crime trends and utilise crime prevention tools including Alert and Enquires to prevent crime and disorder.



Photography by My Local Bobby

## 04 PROMOTING THE INTERNATIONAL CENTRE

BUDGET - £17,000

Knightsbridge is one of only two designated International Centres in the Mayor's London Plan. The International Centres are a major part of London's attraction as Knightsbridge competes with other global cities for visitors, talent, investors, businesses and students.

The London Plan describes the two International Centres in the following terms:

“London’s globally-renowned retail and leisure destinations, providing a broad range of high-order comparison and specialist shopping, integrated into environments of the highest architectural quality, and interspersed with internationally-recognised leisure, culture, heritage, and tourism destinations. These Centres have excellent levels of public transport accessibility”.



Photography by Rory Lansdon-Down

The Property Owner BID enables us to explore recommendations set out in the International Centre Action Plan including:

### ENHANCE THE IMPACT OF IC STATUS WITHIN PLANNING DOCUMENTS.

Existing International Centre status has an imprecise and difficult-to-measure impact on planning decisions. It would be possible to amend the London Plan and local plans to strengthen the likelihood IC status would impact upon decisions.

### CONSIDER SOME EXTENSION OF EXISTING IC DESIGNATION.

Covent Garden, Carnaby Street, parts of Soho, Marylebone, Mayfair and Fitzrovia (West End) and parts of King's Road or South Kensington (Knightsbridge) might be logical places, given their high level of overseas spending, to seek to extend International Centre status.

## KEY ACHIEVEMENT 2025/26

### A shared vision for Knightsbridge

Successfully launched the co-designed Knightsbridge Place and Public Realm Strategy in October, shaped through close collaboration with property owners, businesses, and residents—backed by strong, active support from the Mayor of London, Westminster City Council, the Royal Borough of Kensington and Chelsea, and Transport for London.

### Major investment secured

Achieved £320,000 in CIL funding for the transformation of Hans Crescent, with public realm improvements set to begin in spring 2026.

### Delivering real savings for businesses

Generated over £1.3 million in savings through the Business Cost Reduction Scheme—equating to an average of £29,000 saved per business.

### Empowering business growth

Provided access to more than 250 free training courses, equipping local businesses with the tools to develop, adapt, and thrive.

## DRIVING DOWN CRIME AND IMPROVING SAFETY

10%

Reduced theft by 10% since the launch of the Knightsbridge Partnership.

26%

Achieved a 26% increase in business crime reporting through the Business Crime Reduction Partnership with Safer Business Network—strengthening intelligence and response.

90%

Delivered a 90% prosecution and intervention rate for the most prolific offenders.

£52,000

Recovered over £52,000 worth of stolen stock and personal items through the dedicated Street Team.

19%

Contributed to a 19% reduction in mobile phone theft following Metropolitan Police Operation Echosteep.

1,000

Identified over 1,000 offenders via the crime intelligence portal.

## ELEVATING KNIGHTSBRIDGE'S GLOBAL PROFILE

Spearheaded TRI Design, a new interiors and design festival featuring more than 70 events, supported by leading organisations including the Society of British and International Interior Design and Walpole British Luxury.

Launched The Knightsbridge Edit, a magazine with a global reach of over 13,000 subscribers.

## SPEARHEADED TRI DESIGN

A new interiors and design festival featuring more than 70 events, supported by leading organisations including the Society of British and International Interior Design and Walpole British Luxury.



## BUDGET

Income generated from the BID levy is ring-fenced to be invested in the BID area. It is used to protect and enhance the commercial wellbeing of owners through a programme of projects and services in line with the Business Plan.

### Leveraging additional non-BID levy funding

The BID will seek to grow its number of voluntary members and in particular leverage its activity towards the delivery of additional funding to support ongoing work programmes. This is with particular regard to public funding opportunities and commercial/corporate partners.

Overall Budget	Provisional Year End	Budget 2026/27
<b>Income</b>		
BID Levy	730,000	750,000
Project Funding	10,500	
Voluntary Contributions	82,000	82,000
Carry Over		50,000
<b>Total Income</b>	<b>822,500</b>	<b>882,000</b>
<b>Expenditure</b>		
Supporting Economic Recovery	56,500	56,500
Place & Public Realm Partnership	286,000	329,000
Quality Street Environment	93,000	143,000
Business Support and Insight	17,000	52,000
Collaboration and Partnership	35,000	
Administration Expenses	104,560	104,500
Management	101,510	101,400
Contingency	70,000	95,000
<b>Total Expenditure</b>	<b>763,570</b>	<b>881,400</b>
<b>Cash Surplus / (Deficit)</b>	<b>58,930</b>	<b>600</b>



“The collaborative approach to design at each stage has engaged residents, amenity societies, the neighbourhood forum, businesses and the area’s two local councils and TfL.

This has resulted in a remarkable shared vision and strategy that can create a truly sustainable placeto live and ensure Knightsbridge retains its international status as a luxury district.”

#### SIMON BIRKETT

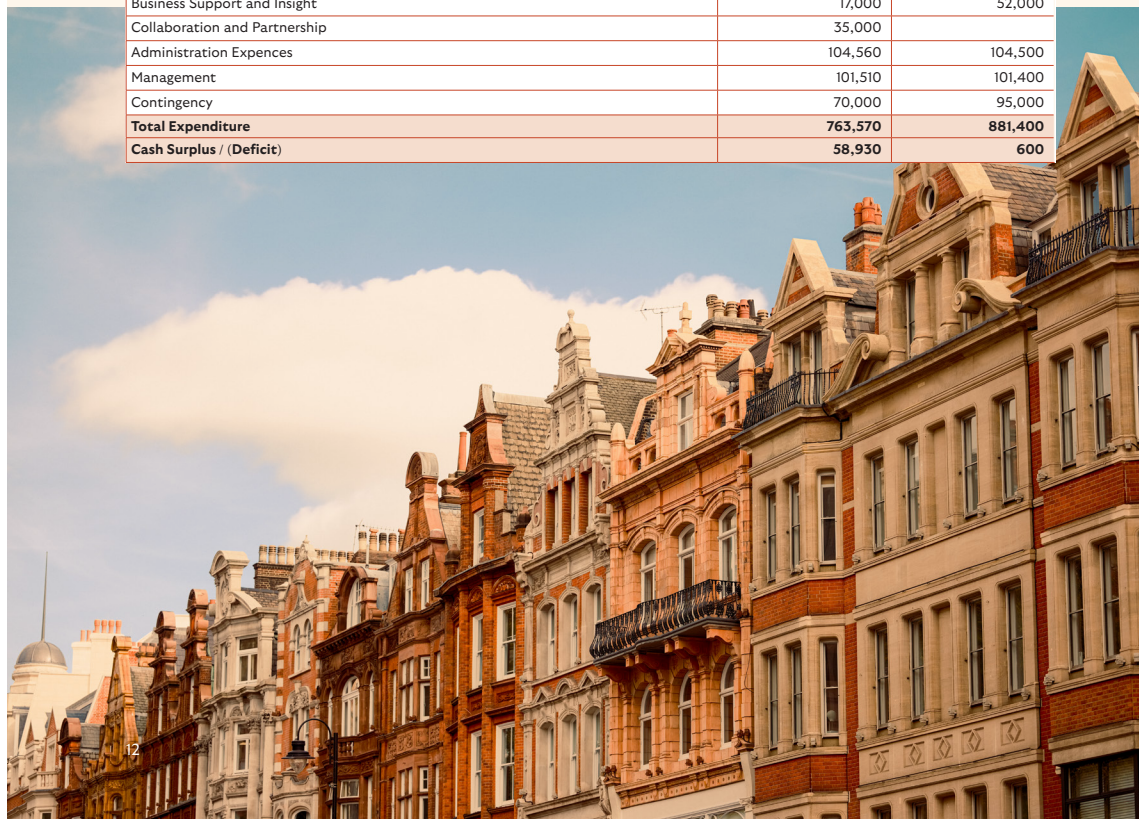
Chair, Knightsbridge Neighbourhood Forum

“As owners at one of the leading private residential estates in London, our residents are very supportive of the achievements of the Knightsbridge Partnership in their drive to improve this prestigious area for businesses, residents and for those working here.

The continuation of this journey to create a Property BID is the natural next step, and in my view, essential in order for the KP to allow Knightsbridge to reach its full potential through its ongoing work to make the area smarter and safer and to facilitate the delivery of the very impressive vision of the Place Strategy.”

#### Chris Barrass, Managing Director

The Knightsbridge Residents Management Company Limited





## WHAT IS A BUSINESS IMPROVEMENT DISTRICT?

Business Improvement Districts are business led organisations set up to improve the commercial wellbeing of specific geographical areas. Their work usually encompasses operational and promotional initiatives to improve the environment in which to do business and enhance the management of the street environment, whilst in partnership working with public authorities and local community to improve the quality of the public realm.

Business Improvement Districts are flexible funding mechanisms to improve and manage clearly defined geographic areas. They are based on the principle of a ring-fenced percentage of ratable value from all defined ratepayers following a majority vote. Once the vote is successful, the levy becomes mandatory on all those defined ratepayers and is treated in the same way as the Business Rate.



“Knightsbridge is one of the jewels in London's real estate crown – supporting our role as a global city, employing thousands of people and attracting visitors from across the world. Knightsbridge Partnership does vital work to support the area.

Their Healthy Streets proposal will help ensure a thriving future, providing Londoners including local residents with a better, safer and cleaner environment, new jobs and new business opportunities, as we work towards a fairer London for everyone.”

**HOWARD DAWBER**  
Deputy Mayor for Business and Growth



Knightsbridge Property Owner BID - 2025-2030

## ORGANISATION STRUCTURE

The Knightsbridge Partnership BID provides an effective organisational model which brings together the business community, both occupiers and owners, together with the statutory authorities and wider community, to work together for the benefit of Knightsbridge and the Brompton Road.

West Central BIDs is a company limited by guarantee which has been established and within which the Knightsbridge Partnership and King's Road Partnership operate. Both BIDs have their own individual Management Board which oversees the operational work of the BID. A Board of Directors lead and guide the work of the BID.

You can find out more about the BID by visiting [www.knightsbridgepartnership.com](http://www.knightsbridgepartnership.com)

## BID RULES

The liability for the BRS-BID levy (Business Rate Supplement-BID levy) will fall upon the owner of the freehold as identified from the records held on His Majesty's Land Registry.

The rules are:

- The BRS-BID term will be five years from 1 June 2025 to 31 May 2030.
- The BRS-BID levy will be applied to rated properties with a rateable value of £50,000 or more.
- The BRS-BID levy will be a fixed rate of 1% of rateable value as of 1 April 2025 using the 2023 business rating list, rising annually by 0.03 percentage points. Specifically: part year 2025/26 = 1.00%, full year 2026/27 = 1.03%, full year 2027/28 = 1.06%, full year 2028/29 = 1.09%, full year 2029/30 = 1.12%, part year 2030/31 = 1.15%.
- Organisations liable for BRS-BID levy that are also the ratepayer for the property will be liable for 0.5% of rateable value as of 1 April 2025 using the 2023 business rating list, rising annually by 0.03 percentage points.
- A single owner (who may be liable for one or more hereditaments) will not be liable to pay more than £100,000 in any financial year (1 April-31 March).
- Where the rateable value for individual hereditaments (rated properties) changes and results in a lower BRS-BID levy, it will only come into effect from the start of the financial year in which the change is made.
- Charitable incorporated organisations (UK-registered charities) that are eligible owners will receive 80% reduction on the BRS-BID levy.
- Any exemptions for vacant listed properties in the ratepayer BID do not apply to the BRS-BID.
- The BRS-BID levy will not be increased other than as specified in these levy rules.
- There will be no VAT charged on the BRS-BID levy.
- The BRS-BID levy is to be paid in full within 14 days of receipt of invoice.
- The liability for the daily BRS-BID levy will fall on the eligible property owner (see owner definition).



“The Knightsbridge Partnership is important for our business because it brings together the key institutions, it brings together the property owners, it brings together the businesses but more importantly it brings together the people who live in the neighbourhood.

All of those three people acting together means you have a better environment for everybody.”

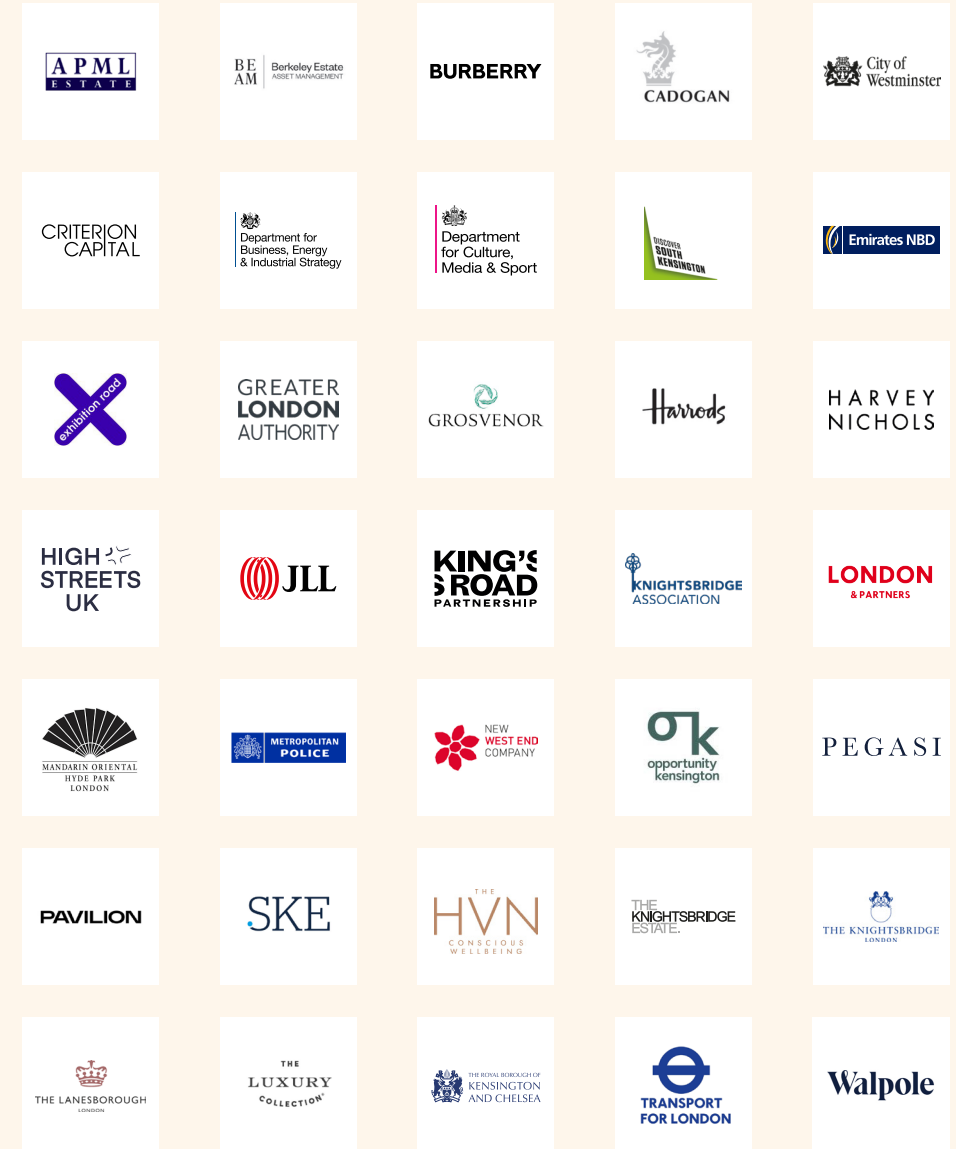
**Michael Ward**  
Managing Director, Harrods.

“The Knightsbridge Partnership is addressing the challenges our community faces, but more importantly it has the vision to understand the enormous opportunity for transformational change if we work together to elevate Knightsbridge’s status as a truly global destination.”

JAMES STOLL  
Asset Management Director - Cadogan



## OUR PARTNERS





## GET IN TOUCH

### **KNIGHTSBRIDGE PARTNERSHIP**

**Email:** [info@knightsbridgepartnership.com](mailto:info@knightsbridgepartnership.com)

**Phone:** 020 3375 3986

### **FOR BID LEVY ENQUIRIES**

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

**Email:** [BIDS@rbkc.gov.uk](mailto:BIDS@rbkc.gov.uk)

**Phone:** 020 7361 2088

WESTMINSTER CITY COUNCIL

**Email:** [westminster.bids@secure.capita.co.uk](mailto:westminster.bids@secure.capita.co.uk)

**Phone:** 0208 315 2112

