

Welcome to St Albans District Business Summit

Agenda		
Welcome	Cllr Paul De Kort , Leader, St Albans City & District Council	5:45pm
Hertfordshire's Developing Economic Strategy and Growth Plans	Norman Jennings , Operations Director, Hertfordshire Futures	5:55pm
Local Business View	Becky Butler , Managing Director, Location Collective and OMA Studio Group	6:25pm
Support Available to Local Businesses	Liza Armstrong , Head of Service, Hertfordshire Growth Hub Steve Bedford , Executive Director, St Albans Enterprise Agency (STANTA)	6:40pm
Panel Q&A An opportunity for delegates to raise questions.	Panel with: Cllr Paul De Kort, Norman Jennings, Becky Butler, Sarah Gillow (St Albans BID), Liza Armstrong and Steve Bedford	7:05pm
Concluding Remarks	Cllr Paul De Kort	7:25pm
Networking	All	7:30pm
Close	All	8:00pm

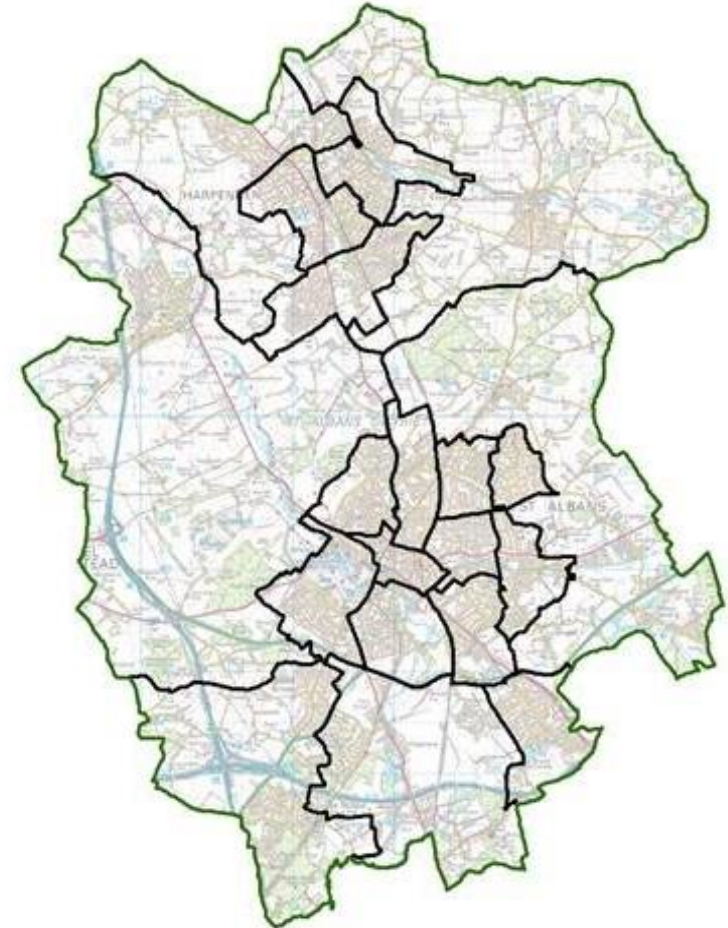
St Albans District Business Summit



Cllr Paul De Kort - Leader

District Statistics

- **148,750** resident population (2023)
- **8,335** businesses – the highest in Hertfordshire (2023).
90% are Micro employing 1-9 staff
- St Albans District residents have the **highest median annual pay in Hertfordshire** for full time employees (£47,641) (2023)
- **69.9%** of residents are in management and professional occupations (2024)
- **65.9%** of residents are educated to level 4 and above – the highest in Hertfordshire and 9th highest in England (2021)



Draft Council Plan 2025-30

The Council's Priorities

- ✓ Support Great Communities
- ✓ Improve Social Housing Provision
- ✓ Make the Environment a Priority in all our Decisions
- ✓ Treat Everyone with Fairness



Financial Update 2025/26

- As with many local authorities, finances remain tight, and reserves will remain low.
- The Final Local Government Funding Settlement for 2025/26 was announced in February 2025. St Albans City & District Council will receive no increase in the government grant funding as part of the settlement. A flat cash award is a real terms decrease after taking account of inflation. The Council will receive a grant to support additional employers NICs but it will only fund 51% of costs.
- It remains important to continue to manage spending and maximise income from fees and charges to ensure services are protected.
- In this District, leisure centres and museums remain open, providing important benefits to our residents, and creating the local conditions that allows businesses to thrive.

Business Rates / National Non-Domestic Rates

In the 2025/26 Budget, the Government have announced:

- Micro businesses that occupy one business property with a rateable value less than £12,000 can receive 100% small business rate relief.
- Hospitality, Retail and Leisure Government funded relief will be reduced from **75%** with an upper cap of £110,000 to **40%**, which equates to a 140% increase in business rates.
- Two permanent lower multipliers for Retail, Hospitality and Leisure Businesses from 2026/27 to be funded by a higher multiplier on businesses which occupy a property with a rateable value greater than £500,000 - 'Amazon tax'.
- There will be a 2026 revaluation.

Business Rates are set centrally, and returned locally. Currently the return rate for SADC is <5%



The Local Plan

A Local Plan for the sustainable growth of St Albans District for the years to 2041 has been submitted to the Government for examination.

The Plan allows for:

- **15,000 new homes.** This includes 1,200 social rent properties, mainly three-bedroom homes, increasing the area's social housing stock by around 25%.
- A potential **£750 million of infrastructure** to support the proposed new residential areas. This includes nine new primary schools, four new secondary schools, improvements to public transport, new walking and cycling infrastructure, locations for **15,000 jobs**, new green spaces and health facilities.



Investment Opportunities / Key Developments

Hemel Garden Communities

A development programme to transform Hemel Hempstead and create attractive and sustainable new neighbourhoods with capacity to deliver 10,500 homes and 1.8 m sq ft of employment space.

SEGRO Logistics Park Radlett

335,000 sq. m Government-permitted Strategic Rail Freight interchange, as a key part of the UK's industrial infrastructure supporting economic growth and the efficient movement of goods.

Hertfordshire Innovation Quarter

Development of 280,000 sq. m of new commercial space over the next 20 years aimed at environmental technologies, low carbon environmental goods & services, life sciences and sustainable construction.

Rothamsted Research

A world-leading research centre, Rothamsted Research is also a founding partner of Herts IQ, providing with high quality offices, state-of-the-art laboratories and collaboration space including the newly refurbished Russell Building.



Jubilee Square

- The Council's redevelopment of the area in the heart of St Albans City has created 93 much-needed new homes. 33 for social rent and 60 for shared ownership.
- It also includes circa 5,000 square metres of commercial space.
- New commercial tenants include Co-Space, providing flexible serviced offices, co-working and meeting spaces.



co —
space

Public Realm

Our Local Plan, once adopted, will ensure the District remains a great place to live, visit, work and do business. We will support community wellbeing and respect our heritage by aiming to continue to provide first-class leisure, sports and cultural facilities, award-winning parks, markets and museums, and a clean and inviting environment that people expect to live in and visit.

In January 2024, a government-backed High Street Task Force visited St Albans.

The Chair, Mark Robinson said

"It's great to see that St Albans is bucking the trend with a really thriving high street and a fantastic mix of small businesses and familiar big names.

The innovation of local businesses in St Albans and the flexibility of their business models will definitely inform my thinking and the recommendations of the High Street Task Force to government."



Public Realm

Museums

- The total economic impact of visitors to St Albans Museum + Gallery and Verulamium Museum to the District's economy in 2023/24 was £4,465,446.
- Despite their small size, this puts the museums in the top 15% for the South-East of England and top 22% nationally.

Verulamium Park

- A major scheme to make lasting improvements to Verulamium Park's artificial lakes and an adjoining meadow has been approved.
- The project will provide new wetlands, nature walks and plant beds where native species can thrive, improving biodiversity and making the area more attractive to visitors.



Public Realm

Events

- A new St Albans Spring Festival will be held on Sunday 18 May for a celebration of food, well-being, community spirit and sustainability.
- The Christmas Cracker will return on Sunday 16 November.
- We have **sponsorship opportunities** for businesses to be involved in our events. Contact events@stalbans.gov.uk



Charter Market

- Delivered £90k in net revenue, supporting local services (2023/24).
- The markets comprise 240 businesses employing 350 people and delivering the equivalent of 72 fulltime jobs.
- Received the National Association of British Market Authorities Award for Best Large Outdoor Market in Britain in 2024.



St Albans City Centre

To make the city centre more accessible, improve footfall to businesses and create space for community events, Hertfordshire County Council, with support from St Albans District Council, have been trialing changes.

- After 72.7% of consultation respondents supported measures, **George Street** is permanently one way and closed to traffic from 11am Saturday to 7am Monday.
- **Market Place** is permanently closed to traffic seven days a week, excepting market arrangements.
- A public engagement survey to develop a community vision for **Victoria Street** has taken place.



St Albans Greener Together

A District wide sustainability network which empowers and enables local residents, community groups and businesses to come together to create a more environmentally sustainable future.

Through the promotion of the excellent sustainability work done by local businesses and organisations the community can get insight into best sustainable practice at a local level.



We would love to have you as a member of St Albans Greener Together and hear about your sustainability journey

Find out more and join St Albans Greener Together
www.stalbansgreener.together.org/join-us/



Greener together: A Practical Guide to Low Carbon Construction

27.02 | Operational Net Zero in Retrofit Buildings

 PURCELL

 Etude

27.03 | Operational Net Zero in New Buildings

06.03 | Embodied Carbon and the Building Whole Life Cycle

SOM

BakerBrown

03.04 | Circular Economy and Innovation

20.03 | Impacts of Natural Materials on a Building

ARCHITYPE

AECOM

24.04 | Regenerative Design Mindsets

Online via Zoom | 7-9pm

To register please visit the link below or scan the QR code www.herts-ac-uk.zoom.us/j/91221111111





Greener Together Sustainable Business Webinar Series

with the Carbon Trust



Net Zero and Decarbonising your business

Sustainable practices to attract customers

Sustainable investment planning

Carbon accounting and emissions reporting

Green business practices

Waste less profit more – innovative strategies to maximising resources

If you would be interested in attending or being showcased for good practice as part of the webinars, please contact Nicola Ward at greenertogether@stalbans.gov.uk



Business Support

- The Food, Health and Safety Team offers a **food safety mentoring service**, to help businesses achieve the highest possible standards. Contact fhrs@stalbans.gov.uk
- The Council works with **partners** in supporting local businesses.
- The Council sends out a **business newsletter** with information on Council services for businesses, events and information from partner organisations. Sign up at www.stalbans.gov.uk/business-newsletter or by scanning the QR code.

