

## COMMERCIALISATION SCRUTINY PANEL

28TH NOVEMBER 2019

### Report of Democratic Services

#### ITEM 6      STAFF CONSULTATION FEEDBACK

##### Purpose of Report

To provide the Panel with the responses from the staff consultation.

##### Background

At its informal meeting held on 5th November 2019 the Panel requested that staff from Charnwood Borough Council be consulted to obtain suggestions for how the Council may generate commercial income and to feed back responses at its next meeting on 28th November 2019. It was agreed that officers would investigate if this was possible within the short timeframe and consider approaching the Staff Forum at one of its meetings. As the Staff Forum would not be meeting until the New Year it was decided that an email would be circulated seeking suggestions.

4 responses were obtained (from 15 Staff Forum members) and have been collated here anonymously for the Panel.

##### Staff Consultation Responses

###### Suggestion 1:

*“My idea is to co-invest with private developers for office development projects that will boost the local economy*

*With the long term decline of town centre retail nationally we need to be more creative in how we use potential development sites around Loughborough and the rest of Charnwood e.g. former Limehurst Depot*

*Experience has shown that there is little point in investing in more retail, but high quality modern office developments would help bring footfall into the town centre and help boost the local economy. We could do this by co-investing with private developers to regenerate key sites.*

*In an ideal world we would be looking at attracting large companies or Government relocation offices into the local area. For smaller development sites we should be looking at smart working hubs that would attract smaller businesses. Travel plans would need to be carefully considered but the right developments would improve demand for public transport and build capacity.*

*If we don't look to co-invest with private developers, they will continually look to develop easy options that don't boost the local economy, like more student flats on the Lemyngton Street Office development.”*

### Suggestion 2:

*“My suggestion would be to consider how ideas contribute to the Council’s objectives as well as generate income. Making use of the housing development company to potentially speed up the delivery of housing as well as generate income would be an example.”*

### Suggestion 3:

*“Garage sites –*

*Sell off some of these sites as many of the sites are in a poor condition and are either not been let and are empty or used to store contents from void properties. The revenue generated from garages is small about £10 per week, compared to the on-going cost of repairs such as new garage doors £500 plus. In addition many of the garage roofs are in a poor state and made from corrugated asbestos sheets where are costly to replace and have to be deposed of as hazardous waste.*

*Planned maintenance*

*At the moment planned maintenance works is out sourced to an external contractor. Cost savings could potentially made if this service was brought back in-house, this would give the Council greater control over quality, costs and time scales and provide better value for money.”*

### Suggestion 4:

*“I’d like to see the Council offer more services for residents such as an energy supply from a sustainable source or what about collecting out of date stock from local supermarkets and having a Council run market stall? The Council could keep the money from the sales and the tenants and residents get more products available at a lower cost.*

*In terms of housing what about investing in a B&B to provide temporary accommodation to homeless applicants but that could also be used for paying guests? With Charnwood being close to the University and other locations there is the demand.”*

### Next Steps

A Commercialisation project is being set up shortly within the Council and staff engagement will form part of that project.

In addition, ‘commercialisation’ will be added to the next agenda for the Staff Forum and a senior officer will attend the meeting to discuss.