

Commercial Services Task Group – Department Action Plan

Task group recommendation	Action	Who	By when
1. That the Sustainable Communities and Overview and Scrutiny Panel has an agenda item on commercial services at least every twelve months to ensure that commercialisation and income generation remains a priority and that we are taking every opportunity to exploit innovative ideas about service delivery.	Reports to Scrutiny annually	Democratic services	Annually
2. That the Sustainable Communities overview and scrutiny panel are provided with performance reports following large scale events.	E&R to produce reports and report these to Scrutiny after all large events	Doug Napier	As and when required [ not expected to be more than annually ]
3. That officers consider new opportunities within the council's property portfolio on a case by case basis to assess most appropriate use. This would include the opportunity to provide built office accommodation in the borough of a purpose built nature for anchor tenants or tenants who can in turn attract other businesses. For example a large office can attract a supermarket, gym, cafes etc.	Property and Asset Management Board to consider on a case by case basis. Officers have tendered a brief for a review of the commercial estate which is due to be completed in April/May 2018.	Chair of PAMB	As and when required
4. That officers explore options for maximising the use of local authority preferential borrowing powers to generate income, while	Property and Asset Management Board to consider investment opportunities.  Linked to 3 above.	Chair of PAMB / Director of Corporate Services	As and when required

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monitoring borrowing limits and utilising external knowledge.			
5. Council to explore opportunity to retain control of parts of Morden town centre regeneration by developing properties which may include opportunities for anchor tenants.	Review retention of commercial property ownership in Morden Town Centre as part of exercise of taking this development to the market in 2017.  Work is ongoing.	AD . SC James McGinlay	By April 2018
6. To explore the opportunities to develop a joint venture with a developer as illustrated in this report.	Consider JV in relation to Morden Town Centre as first opportunity.  Work is ongoing.	AD . SC James McGinlay	By April 2018
7. That officers explore services that would be suitable to be delivered under the Merton logo. The opportunity would be best suited to a pre-existing contract or selling spare capacity.	This to be built into next round of TOM renewals and service planning.	AD Business improvement	April 18
8. That officers explore the possibility of installing a pilot multi purpose lighting system in Merton	Being explored and considered.	Dir E&R	April 18
9. That the officers seek advice and expertise from councils who have implemented an ESCO, such as Peterborough.	Done and will continue.	AD SC	In hand currently
10. That officers present the business case for the ESCO to the Sustainable	In discussion with Housing scheme provider we will continue to explore the establishment of an ESCO. The proving of a business case for the ESCO depends upon real life	AD SC	April 18

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Communities Overview and Scrutiny Panel alongside the new Estates Plan	development opportunity , the dev mix as well as the loadings and demand for energy and heating. This cannot be finalised and proven until the development is more advanced. Work ongoing.		
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