

Decision under Delegated Powers

Charnwood Borough Council: Implementation of New Fees and Charges for Economic Development and Regeneration 2023/2024

Officer Requesting Decision

Linda Machin Markets, Fairs and Town Centre Operations Manager

Officer Making the Decision

Christopher Grace, Head of Economic Development and Regeneration

Recommendation

To approve the Fees and Charges for 2023/24 as detailed below

- **Markets, Fairs and Town Centre Operations** Fees and Charges, plus Street Trading Consents, as shown in Appendix I to be implemented from 1st July 2023. To include the continuation of the discounted rent of 50% payable for first 3 months of trading for new Retail Market Traders (who apply for and meet the criteria for 'Try a Trade')

-

Reason and background

Fees and charges are reviewed annually or at any period within a financial year in order to ensure that:

- a) The costs incurred by the Council in providing markets, fairs and town centre operations services can be met;
- b) Fees and charges in Charnwood are reasonable in comparison with other large market towns and cities
- c) Inflationary costs pressures are taken into account when setting and managing budgets.

Markets & Fairs and Town Centre Operations.

Markets

Regular Traders:

An increase in rents for Thursday / Friday (Vintage & Shepshed) / Saturday markets by 5%. This is below inflation and keeps the markets competitive following a routine benchmarking exercise.

Casual Traders:

An increase in rents of 8%. This is due to the high demand for casual spaces, lack of available space & increased administration costs.

Additional Charges:

The £1 cleansing charge started in 2022 for all traders (additional to charges for fruit and vegetable traders) had a lack of take up due to the configuration of the booking live system. For 2023 this will be added to the pitch fees to ensure payment.

Parking charge for market yard will remain the same.

Service charge (electricity) to be increased by 30%

Due to the increased number of tables requested a hire charge will be passed on of £3 per table

Storage fees to be increased by 50% to discourage unnecessary storage due to lack of storage space.

Discount Schemes:

The discounted rent charge under the Try a Trade initiative will be retained to encourage and assist new business start-ups on the Retail Markets. This will allow Loughborough Markets to be at the forefront of national trends in encouraging new entrepreneurs and ensuring the Markets are seen as a viable and attractive business platform. This initiative will apply to both Thursday and Saturday retail markets.

The 25% discount for Devonshire Square will continue to encourage new traders into this area.

Special markets/events:

Visiting markets (i.e. Ceramics and Vegan) will be subject to a 5% increase inline with other increases. This will also cover commercial stalls attending the light switch on.

New for 2023 – Sunday Gardeners Fair

There will be offer of £20 per 3m pitch with an additional charge should anyone require power

Loughborough Fair

Loughborough Fair pitch fees will be increased by 3% for the 2023/24 financial year, to ensure that Loughborough Fair stays competitive with other fairs in the UK.

A 5% increase will be applied to all other related fees and charges, including caravan and parking permits and cleansing. This increase is in line with inflation and reflects rises in costs for site preparatory works, security, waste removal and administration charges.

There will be an increase to the service charge for electricity and generators of 30% for town power plug in and 20% for hired generators. This uplift is in-line with increased charges from the supplier.

There will be an increase from £32.70 for transfers and sublets to £75.00. Both processes are labour intensive and time consuming. The increase reflects the time involved in administering the processes.

Street Trading Consents and Town Centre Activity

A 3% increase on pre-pandemic charges will be applied. This equates to an 8.75% increase on last year.

An evening offer on street food with a fixed charge of £25 for the period 18:00 to 22:00 plus a service charge of £9.00 will be trialled and if successful maintained beyond 2023/24.

A 5.6% increase will apply to all charges relating to Commercial and Charity Street Trading and Town Centre activities, this uplift is to reflect increased costs namely cleansing and administration charges.

New for 2023-24 Commercial Town Centre Activity – book for a week get 1 day free

Authority for Decision

Item 1 of the delegations to Heads of Service in section 8.3 of the Constitution gives authority to undertake the periodic review of fees and charges raised within their service areas and falling within the scope of the Councils Income and Charging Policy Framework. The authority for agreeing changes to fees and charges is to Heads of Service. This should be reflected in the officers requesting and taking decision headings on page 1 and the reason and background section on page 2.

Decision and Date

Christopher Grace
Head of Economic Development and Regeneration
04/07/2023

Background

The authority for approving fees and charges has been delegated to the Head of Economic Development and Regeneration.

The proposed fees and charges attached have been put forward having taken into consideration the Council's income and charging policy, the Councils Budgetary process, consultation with the Cabinet Member for Economic Development, Regeneration and Town Centres, representatives of the National Market Traders Federation, and benchmarking information.

The rates may then be subjected to discounts; offered to educational, charitable and amateur societies or Concessions: offered to Young people and Students and OAP's to ensure that the services provide a place for community use.

Financial Implications

The rates have all been carefully reviewed to ensure that they remain competitive for the users and also generate the required income levels included in the overall budgets for Economic Development and Regeneration in the financial year 2023/24.

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
Failure to meet budgetary targets	Low	Med	Fees & charges have been set in order to meet income projections in line with competitor rates

Key Decision: No

Background Papers:

List of Fees and Charges for Markets, Fairs and Town Centre Operations 2023/24