

## MARKETS COMMITTEE

Wednesday, 20 September 2017

Minutes of the meeting of the Markets Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 20 September 2017 at 11.30 am

### Present

#### Members:

John Scott (Deputy Chairman), in the Chair	Deputy Edward Lord
Rehana Ameer	Alderman Professor Michael Mainelli
Adrian Bastow	Andrew Mayer
Matthew Bell	Deputy Robert Merrett
Peter Bennett	Deputy Brian Mooney
John Chapman	Deputy Joyce Nash
Sophie Anne Fernandes	Stephen Quilter
John Fletcher	Ruby Sayed
Angus Knowles-Cutler	Ian Seaton
Gregory Lawrence	Deputy Dr Giles Shilson

#### Officers:

Greg Moore	-	Town Clerk's Department
Martin Newton	-	Town Clerk's Department
Julie Zhu	-	Media Officer
Debbie Howard	-	Chamberlain's Department
John Hunt	-	Comptroller and City Solicitor's Department
Kirpal Kaur	-	Comptroller and City Solicitor's Department
Andrew Crafter	-	City Surveyor's Department
Mark Lowman	-	City Surveyor's Department
Steven Chandler	-	City Surveyor's Department
David Smith	-	Director of Markets and Consumer Protection
Julie Gibbs	-	Markets and Consumer Protection Department
Malcolm Macleod	-	Superintendent, Billingsgate Market
Ben Milligan	-	Superintendent, New Spitalfields Market
Mark Sherlock	-	Superintendent, Smithfield Market

#### 1. APOLOGIES

Apologies for absence were received from James Tumbridge (Chairman), Nicholas Benstead-Smith, Tim Levene, Andrien Meyers and Deputy John Tomlinson.

#### 2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. **PUBLIC MINUTES**

**RESOLVED** – That the public minutes of the meeting held on 19 July 2017 be approved as a correct record, subject to it being noted that the Chief Commoner had sent apologies for being unable to attend.

4. **BUSINESS PLAN UPDATE**

The Committee received a report of the Director of Markets and Consumer Protection providing an update on progress for Period 1 2017/18 (April to July) against key performance indicators and objectives outlined in the Markets' Business Plan.

In response to a question, the Superintendent of Billingsgate Market said that the high turnover of car park customers at that location was attributable to less secure employment in the Canary Wharf area. It was noted that the current budget shortfall was expected to be addressed and that suitable advertising of available space took place.

A Member then raised the question of the requirement for a cardboard waste compactor at Smithfield Market and the Market Superintendent confirmed that this was being investigated.

A Member queried the absence of commercial letting income, particularly with reference to office space at the Markets, from the financial information provided in the report. The Chamberlain clarified that responsibility for lettings rested with the City Surveyor and therefore such income was not reflected in this part of the report.

In response to a query, the Director of Markets and Consumer Protection confirmed that the overall sickness absence level of no more than six days per person by March 2018 was a corporate target.

**RECEIVED.**

5. **MARKETS COMMITTEE RISK UPDATE**

The Committee received a report of the Director of Markets and Consumer Protection on Markets Committee Risk.

**RECEIVED.**

6. **CHRISTMAS 2017 - SMITHFIELD MARKET TRAFFIC MANAGEMENT PLAN**

The Committee received a report of the Superintendent of Smithfield Market on the Traffic Management Plan for the Market for Christmas 2017.

The Superintendent of Smithfield Market confirmed to Members that a reduced level of expenditure (£15,977 instead of £21,527) was now required for the associated costs of the proposals. It was also noted that the Traffic Management Plan would commence at 2300 Thursday 14 December to 0800 Friday 22 December.

**RESOLVED** – That approval be given to:-

- the Traffic Management Plan attached to the report, subject to the Plan commencing at 2300 Thursday 14 December to 0800 Friday 22 December; and
- £15,977 funding from the Smithfield Central Risk budget for the additional traffic control measures, such as the appointment of private stewards, outlined in the report.

## 7. SUPERINTENDENTS' UPDATES

The Committee received oral updates from each of the Market Superintendents, as follows:

### Smithfield Market

8. **Safety Management / Banksmen** - The Superintendent reported that the red risk would remain in place following a further four-night investigation of 103 movements that had indicated 8% risk. Freight transport companies would be reminded of measures required to comply with approved standards and potential penalties should they fail to do so.
9. **Crossrail** - It was noted that the pavement proposals at Farringdon were likely to have a significant impact on HGV manoeuvrability. These concerns would be made clear to the Department of the Built Environment.
10. **Sickness Absence** - Members were updated on recent long-term sickness absences. The Superintendent advised that this totalled 88 days across 3 individuals. One person had subsequently left the Corporation's employment and the remaining two have returned to work with no further absence. The Superintendent said that he was not anticipating any further problems in respect of long-term absences.

### New Spitalfields Market

- **Entry Barrier** - The Superintendent said that a further meeting had been held with Waltham Forest Borough Council. A certificate of lawfulness had been applied for but planning permission was required as the proposals are considered a change of use in planning terms. It was noted that this had changed the way that the barrier would be procured, with a two-stage design and build procurement plan required. A design had been produced and it was envisaged that, following planning consent, the barrier should be in place by the end of March 2018, subject to the consent of appropriate approvals.
- **Flytipping** - Members were informed that publicity had been given to measures to reduce flytipping and that this had been successful in the run-up to the waste contract coming into force in early October.
- **Leases** - It was confirmed by the Superintendent that there had been good progress in this area with many leases signed or about to be signed and that the Market was now starting to recoup backdated rents.

### Billingsgate Market

- **Fish Craft Championships** - The Superintendent reported that the prestigious Fish Craft Championships had taken place at Billingsgate at the end of August and had been very successful. The organisers were looking at other potential London venues in the future, including the possibility of

Leadenhall Market, although there was a possibility the event might be held again at Billingsgate.

- **Grant Funding** - It was noted that a waste compactor had been purchased at a cost to the Market of only £5,000, as a consequence of 75% grant funding being made available through European Union grant schemes. The intention was to bid for similar funding for other schemes, such as replacing the floodlighting with LED lights, which would qualify.
- **Crossrail** - Members were informed by the Market Superintendent that Crossrail construction works near to the Market had finished with reinstatement works now taking place.
- **HSBC Window** - The Superintendent confirmed that he would follow up the HSBC window incident that had occurred earlier in the year.

**RECEIVED.**

**8. SMITHFIELD MARKET - CONDENSER WATER COOLING SYSTEM - UPDATE**

The Committee received a report of the City Surveyor bringing Members up to date with recent developments on Smithfield Market's condenser water cooling system.

A Member raised the question of testing the pumps on full power. The City Surveyor confirmed that the size of the pumps was limited by existing pipework and the need to avoid over-pressurising the system, possibly causing leaks or fractures. The future replacement of pipework would alleviate these issues. This is under consideration, and it was noted would be subject to the Gateway process.

The issue of dirt contamination in the system was also raised by Members, with it noted that this issue was recognised by officers and that investigations were continuing to determine the cause and address issues.

**RECEIVED.**

**9. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

**10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no urgent items.

**11. EXCLUSION OF THE PUBLIC**

**RESOLVED** – That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 3, 5 and 7 of Part I of Schedule 12A of the Local Government Act as follows:-

12. **NON-PUBLIC MINUTES**  
**RESOLVED** - That the non-public minutes of the meeting held on 19 July be approved as a correct record.
13. **ADVERTISING HOARDINGS, BILLINGSGATE MARKET**  
The Committee considered and approved a report of the City Surveyor regarding advertising hoardings at Billingsgate Market.
14. **CONCESSIONARY PARKING AT SMITHFIELD MARKET DURING THE CHRISTMAS PERIOD 2017**  
The Committee considered and approved a report of the Superintendent of Smithfield Market regarding concessionary parking at the market in the Christmas period 2017.
15. **DEBT ARREARS**  
The Committee received a report of the Director of Markets and Consumer Protection on markets' debt arrears for the period ending 30 June 2017.
16. **TENANCIES AT WILL AND ASSIGNMENTS**  
The Committee received a report of the Director of Markets and Consumer Protection regarding tenancies at will and assignments.
17. **POULTRY MARKET MAJOR REPAIRS PROJECT**  
The report of the City Surveyor on the major repairs project for the Poultry Market was withdrawn from the agenda to be considered by the Reference Sub-Committee at a later date (all Members of the Markets Committee to be invited to attend).
18. **STRATEGIC MARKETS REVIEW**  
The Committee received a report of the Director of Markets and Consumer Protection on the Strategic Markets Review.
19. **NON PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**  
There were no questions.
20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**  
The Committee considered an urgent item relating to design costs of the entry barrier for the New Spitalfields Market.

**The meeting ended at 12.15 pm**

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Chairman

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