

MARKETS COMMITTEE

Wednesday, 25 September 2019

Minutes of the meeting of the Markets Committee held at Committee Rooms 3 & 4 - 2nd Floor, West Wing, Guildhall on Wednesday, 25 September 2019 at 11.30 am

Present

Members:

James Tumbridge (Chairman)	Deputy Robert Merrett
John Chapman (Deputy Chairman)	Deputy Brian Mooney
Peter Bennett	Deputy Joyce Nash
Mark Bostock	John Scott
Deputy David Bradshaw	Deputy Dr Giles Shilson
Alderman David Graves	Mark Wheatley
Gregory Lawrence	Dawn Wright
Wendy Mead	

In Attendance

Officers:

Jon Averbs	- Director of Markets & Consumer Protection
Ben Milligan	- Superintendent, New Spitalfields Market
Donald Perry	- Markets and Consumer Protection Department
Daniel Ritchie	- Department of Markets and Consumer Protection
Mark Sherlock	- Smithfield Market Superintendent
Peter Young	- City Surveyor's Department
Anna Dunne	- City Surveyor's Department
Steven Chandler	- City Surveyor's Department
Simon Owen	- Chamberlain's Department
Andrew Fothergill	- Comptroller & City Solicitor's Department
Antoinette Duhaney	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Matthew Bell, Nicholas Bensted-Smith, Michael Hudson, Alderman Bronek Masojada, John Petrie, Ian Seaton, Deputy Tom Sleigh and Deputy Philip Woodhouse.

The Chairman welcomed John Edwards, Deputy Philip Woodhouse and Dawn Wright as new Members on the Committee.

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

Gregory Lawrence declared an interest in agenda items 8, 9 & 10 on the grounds that he was a trader at Smithfield Market.

3. **PUBLIC MINUTES**

RESOLVED – That the public minutes of the meeting held on 17.07.19 be approved as a correct record subject to Wendy Mead being added to the list of attendees.

4. **BREXIT PLANNING (ORAL UPDATE)**

The Director of Markets & Consumer Protection reported that discussions were ongoing with traders, relevant government departments and agencies, and via the Port Health Authority to minimise disruption to supply chains.

5. **SUPERINTENDENT UPDATES**

Billingsgate – it was reported that

- A recent traffic management assessment had made 71 recommendations which were being examined
- Income of £68,000 had been generated by hosting a film crew for a TV documentary
- Traders were appreciative of the recent Committee visit
- Members were invited to the Billingsgate Harvest Fish Festival to take place on 13th October 2019 and the Chairman requested that further details be circulated to Members

New Spitalfields - it was reported that

- Debt collection rates had improved and further details on the reasons were set out in agenda item 19, Markets Debt arrears.
- The Superintendent was leaving this role and following his departure, Debbie Howard would provide interim cover.

The Committee wished the Superintendent well in his new role.

Smithfield – it was reported that

- Sprinkler replacement work was in progress and due for completion in November 2019
- A recent HGV Audit of 99 deliveries had identified one concern in respect of compliance
- 8,500 visitors had attended the Smithfield Market Street Festival on 25th August 2019. Staff at the Museum of London were commended for organising a successful event which had generated no complaints.

6. **MARKETS BUSINESS PLAN AND KEY PERFORMANCE INDICATORS (KPIS) UPDATE PERIOD 1 - 2019/20 (APRIL - JULY)**

The Committee considered a report of the Director of Markets & Consumer Protection providing an update on progress for Period 1 (April - July 2019) against KPIs and objectives outlined in the Markets' Business Plan.

RESOLVED – That the report be noted.

7. **MARKETS COMMITTEE RISK**

The Committee considered a report of the Director of Markets & Consumer Protection in respect of risk management procedures to meet the requirements of the Risk Management Framework.

Members requested that the risks in respect of the Extinction Rebellion demonstrations were adequately reflected in the risk register.

RESOLVED – That the report be noted.

8. **SMITHFIELD MARKET CAR PARK UTILISATION: FEBRUARY - JULY 2019**

The Committee considered a report of the Director of Markets & Consumer Protection in respect of the utilisation of Smithfield Market Car Park for the six month period from February - July 2019.

RESOLVED – That the report be noted.

9. **CONCESSIONARY PARKING AT SMITHFIELD MARKET DURING THE CHRISTMAS PERIOD 2019**

The Committee considered a report of the Director of Markets & Consumer Protection requesting concessionary parking at Smithfield Market over the Christmas season.

Members noted that Officers were recommending Option B - 9 days/nights of concessions rather than concessions for the whole of December which had been requested by the Smithfield Market Tenants' Association (SMTA).

Members accepted the justification put forward by officers that Option B would allow concessionary rates during the busiest pre-Christmas trading period whilst supporting implementation of the Traffic Management Plan to improve traffic flow around the Market and associated arterial roads. The reduced period of concessionary parking would also go some way to off-setting the cost of additional traffic management measures over the concessionary period.

RESOLVED – That concessionary parking from 9pm on Sunday 15 December until 10am on Tuesday 24 December 2019 (9 days/nights) be agreed.

10. **CITY'S WHOLESALE MARKETS – CONSOLIDATION PROGRAMME UPDATE**

The Committee considered a joint report of the City Surveyor and the Director of Major Projects, Town Clerks, updating the Committee on the work of the Markets Consolidation Programme. Officers advised that the appointment of a Markets Coordinator had provided a daily presence on the markets and facilitated greater engagement with tenants.

In response to comments and questions from Members, Officers stated that

- Most of the tenant engagement had taken place via the Markets Tenants Associations rather than direct with tenants.
- A tenant engagement meeting for Smithfield Market would take place in October/November 2019.
- Customer engagement was via the website and stakeholder groups as officers had no direct access to customer data.
- The Chairman of the Policy & Resources Committee was in a dialogue with TfL in respect of the A13 and Homes England was supporting efforts to get landowners together to release sites.
- Initial traffic modelling had been undertaken to get an appreciation of the impact on A13 and nearby road networks and it was expected that the wider strategy for A13 improvements would underpin the Private Bill.
- A report on the learning from visits to large wholesale markets abroad and identifying synergies would be presented to the Policy & Resources Committee in November 2019.
- Thus far 42 acres of land had been purchased and a site acquisition strategy would identify a further 30-40 acres.
- Two Member Oversight Groups were being established to support the MCP to
 - a) consider the future of existing market sites and
 - b) consider the development of the new market.

RESOLVED – That the Committee notes:

- The progress of the Markets Consolidation Programme in developing requirements, particularly the growing interaction with tenants, customers and suppliers at all three markets;
- The initial feedback from the public consultation and the ongoing engagement with tenants;
- The establishment of the new Member Oversight Groups.

11. **ENERGY COSTS UPDATE**

The Committee considered a report of the City Surveyor on energy costs and forward strategies to deliver the most economically advantageous terms by forward buying energy.

In response to questions from Members, Officers stated that energy efficiency initiatives at Smithfield Markets had achieved energy savings of £200k pa and the scope for delivering further energy savings were being explored. The energy team are presently undertaking a tender exercise to forward buy 50% of the Corporation's electricity supply through a Power Purchase Agreement (a long-term electricity supply agreement) to provide cost certainty and long-term reduced commodity cost.

The Committee was concerned that all reasonable steps should be taken to mitigate against increasing energy costs for traders and agreed that a letter be sent to market traders explaining the actions being taken by the Corporation of London to reduce energy consumption and energy costs. It was also suggested that Officers engage with Tenants Associations and report back to the next meeting on proposals to further reduce energy costs and energy consumption taking into consideration the views of traders.

RESOLVED –

- (1) That the report be noted.
- (2) That all reasonable steps should be taken to mitigate against increasing energy costs for traders and agreed
- (3) That a letter be sent to market traders explaining the actions being taken by the Corporation of London to reduce energy consumption and energy costs.
- (4) That Officers engage with Tenants Associations and report back to the next meeting on proposals to further reduce energy costs and energy consumption taking into consideration the views of traders.

12. WEST SMITHFIELD AND CHARTERHOUSE STREET (THAMESLINK) BRIDGES REMEDIAL WORKS (GATEWAY 5)

The Committee considered a report of the Director of the Built Environment outlining remedial work proposed to West Smithfield and Charterhouse Street (Thameslink) bridges.

RESOLVED – That the report be noted.

13. PIPE SUBWAYS OF HOLBORN VIADUCT AND SNOW HILL OVER THAMESLINK (GATEWAY 4)

The Committee considered a report of the Director of the Built Environment outlining work proposed to pipe subways at Holborn Viaduct and Snow Hill.

RESOLVED – That the report be noted.

14. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no public questions.

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

Strategic Review Meetings – The Chairman reported that the previous two Strategic Review Meetings had been cancelled so the Committee Chairman and Deputy Chairman not been consulted, despite statements to the contrary. The Chairman was hopeful that a Strategic Review Meeting would take place in the near future.

16. **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 Paragraph 3 of Part I of Schedule 12A of the Local Government Act as follows:-

Items	Paragraph
17 - 22	3

17. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 17.07.19 be approved as a correct record subject to the insertion of “be noted” at the end of resolution 1 on page 57 of the agenda pack.

18. **MARKETS DEBT ARREARS - PERIOD ENDING 31.07.19**

The Committee considered a report of the Director of Markets & Consumer Protection in respect of arrears of invoiced income for the period ending 31 July 2019.

19. **TENANCIES AT WILL AND ASSIGNMENTS**

The Committee considered a report of the Director of Markets & Consumer Protection regarding Tenancies at Will and Lease Assignments at the Corporation of London’s Wholesale Markets.

20. **PROPOSED ANIMAL REBELLION PROTEST AT SMITHFIELD MARKET (ORAL UPDATE)**

The Committee considered an oral report from the Director of Markets & Consumer Protection in respect of planned protests by Extinction Rebellion from 7th October 2019 for two weeks.

21. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

22. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no urgent items.

The meeting ended at 12.44 pm

Chairman

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