

MARKETS COMMITTEE

Wednesday, 13 May 2015

Minutes of the meeting of the Markets Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 13 May 2015 at 11.30 am

Present

Members:

| | |
|-------------------------|-------------------------|
| Deputy John Barker | Wendy Mead |
| Nicholas Bensted-Smith | Deputy Robert Merrett |
| Deputy John Chapman | Deputy Joyce Nash |
| Karina Dostalova | Graham Packham |
| Deputy Stanley Ginsburg | John Scott |
| Tom Hoffman | Ian Seaton |
| Michael Hudson | Deputy Dr Giles Shilson |
| Ann Holmes | Angela Starling |
| Deputy Alastair King | Patrick Streeter |
| Edward Lord | James Tumbridge |
| Professor John Lumley | Mark Wheatley |
| Alderman Julian Malins | |

In Attendance

Officers:

| | |
|-----------------|--|
| David Smith | Director of Markets and Consumer Protection |
| Donald Perry | Markets and Consumer Protection Department |
| Malcolm Macleod | Superintendent, Billingsgate Market |
| Nigel Shepherd | Superintendent, New Spitalfields Market |
| Julie Smith | Chamberlain's Department |
| Huw Lewis | Director (Property Projects), City Surveyor's Department |
| Steven Chandler | City Surveyor's Department |
| Andrew Crafter | City Surveyor's Department |
| Paul Hickson | Comptroller & City Solicitor's Department |
| Gregory Moore | Town Clerk's Department |
| Gemma Stokley | Town Clerk's Department |

1. APOLOGIES

Apologies were received from Christopher Boden, The Revd. William Campbell-Taylor, Deputy Kevin Everett, Alderman Garbutt, Deputy Brian Harris, Chris Punter, Elizabeth Rogula and David Thompson.

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

There were no declarations specific to items on this agenda; however, Alderman Malins took the opportunity to make a standing non-pecuniary

declaration in respect of matters concerning the Museum of London, by virtue of his being a member of that organisation's Board.

3. **ORDER OF THE COURT OF COMMON COUNCIL**

The Order of the Court of Common Council dated 23 April 2015 appointing the Committee and setting out its Terms of Reference was received.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman in accordance with Standing Order No.29. The Town Clerk read a list of Members eligible to stand and John Scott, being the only Member expressing his willingness to serve, was duly elected as Chairman of the Committee for the ensuing year.

The Chairman thanked Members for their support and welcomed Deputy John Barker, Deputy Kevin Everett, Alderman John Garbutt, Ann Holmes, Alderman Julian Malins and David Thompson to the Committee following their appointment at the April meeting of the Court of Common Council.

He also took the opportunity to thank the four Commoners and two Aldermen who had now left the Committee for their contribution, viz. Hugh Morris, Christopher Hayward, Keith Knowles, Adam Richardson, Alderman Bowman and Alderman Hailes.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman in accordance with Standing Order No. 30. The Town Clerk read out a list of Members eligible to stand as Deputy Chairman and both Deputy John Chapman and James Tumbridge indicated their willingness to serve,

A ballot was therefore conducted and the results were as follows:

| | Votes |
|---------------------|--------------|
| Deputy John Chapman | 10 |
| James Tumbridge | 13 |

James Tumbridge was therefore declared Deputy Chairman for the ensuing year.

6. **APPOINTMENT OF REFERENCE SUB COMMITTEE**

The Committee proceeded to appoint a Reference Sub Committee for the ensuing year.

RESOLVED – That the terms of reference and composition of the Reference Sub Committee be agreed, with a Membership for the ensuing year as follows:-

- John Scott (Chairman)
- James Tumbridge (Deputy Chairman)
- Michael Hudson
- Karina Dostalova
- Deputy Stanley Ginsburg
- Edward Lord

- Deputy Joyce Nash
- Deputy Dr Giles Shilson
- Vacancy

7. **PUBLIC MINUTES**

The public minutes of the meeting held on 4 March 2015 were approved as a correct record, subject to the reference to “common land” at New Spitalfields Market on page 9 being corrected to read “common parts.”

8. **BUSINESS PLAN 2014/15: PERIOD 3 (DECEMBER - MARCH) UPDATE**

The Committee received a report of the Director of Markets and Consumer Protection providing an update on progress made against the Business Plan of the Markets Department for Period 3 (December-March) of 2014-15.

The Director commented on the sickness levels at Smithfield Market, which had been somewhat distorted by the number of long-term sickness absences previously reported to the Committee. He reassured Members that each of these long-term absences was being managed rigorously, adding that one Member of staff had now been dismissed and another was returning to work that week.

The Chairman noted the reference to the London Markets Board on page 17 of the report, advising Members that he had felt it would be appropriate for the City of London to be represented on this body and had asked the Director to join the Board accordingly.

A Member remarked upon the lack of visitors to Billingsgate Market during the period, noting that such visits were helpful in raising the market’s profile. It was suggested that Committee Members might assist in encouraging relevant high-profile individuals to attend; in response to queries around the sort of people that should be the focus of such approaches the Director advised that it would be best to consult with the Tenants’ Association as to whom they might consider most appropriate.

RESOLVED: That the report be received and its content noted.

9. **MARKETS BUSINESS PLAN 2015-2018**

The Committee considered a report of the Director of Markets and Consumer Protection seeking approval for the 2015-18 Business Plan of the City of London’s Wholesale Markets.

The Director of Markets and Consumer Protection prefaced discussion by advising Members that the Superintendent at New Spitalfields Market would be departing the Corporation in June to take up an offer of employment elsewhere. Consequently this would be his last meeting; Members thanked the Superintendent for his efforts over the years.

A Member referred to the lease negotiations at New Spitalfields Market mentioned in the business plan, asking if there had been any impact on the

financial position in respect of ongoing losses. It was advised that no relevant figures were yet available in terms of financial movement as the process had only recently been concluded, but a cost analysis would be undertaken for next year.

It was asked why the figure for income in 2015/16 was lower than the forecast outturn for 2014/15; the Director advised that he didn't have the detail to hand but would report back to the Member following the meeting.

A Member made reference to the ongoing Crossrail station construction around Billingsgate, asking why the Market's works couldn't have been undertaken simultaneously to minimise the period of disruption to traders. It was clarified that the vast majority of Crossrail construction works took place outside of trading hours so any disruption was minimal; it would also have been prohibitively difficult logistically to coordinate works with Crossrail.

RESOLVED: That the Business Plan for 2015-18 be approved.

10. **BILLINGSGATE MODERNISATION STRATEGY**

The Committee received a report of the Director of Markets and Consumer Protection concerning modernisation and improvement works at Billingsgate Market.

Noting the Worshipful Company of Fishmongers' involvement in the project, a Member questioned the appropriateness of their participation in discussions; the Director of Markets and Consumer Protection reminded Members of the services provided to the Market free of charge by the Company, with their two fully funded full-time fish inspectors delivering a much-valued contribution.

In response to a query as to the possible construction of a multi-story car park as an income generator for the market, the Director advised that this had previously been explored but had been felt to be unviable due to prohibitively high initial capital costs associated with construction.

A Member sought clarity as to why it was being proposed to cover the external marble stonework on the east side of the Market Hall and on the North face next to the entrance with aluminium plate. In response, the Director advised that the marble was often damaged by collisions with vehicles; not only was this unsightly, but these damaged sections were difficult to clean thoroughly, thereby risking a build-up of bacteria. These plates would protect the marble and prevent this.

RESOLVED: That the report be received and its content noted.

11. **RISK UPDATE**

The Committee received a report of the Director of Markets and Consumer Protection providing an update on those risks facing the markets and setting out the plans in place to mitigate these risks.

RESOLVED: That the report be received and its content noted.

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

Committee Visit to Smithfield Market

Noting the forthcoming visit to Smithfield Market on 20 May, a Member asked if it would be possible to begin the visit earlier than 07.00am so as to see some of the traders in operation. Given the proximity to the event it was suggested that it would be sensible to keep the time as it was for the current year, but explore the possibility of beginning earlier in future years. The Director of Markets and Consumer Protection also took the opportunity to remind Members that the department would be more than happy to arrange visits for Members during trading hours at other times of the year.

Lord Mayor's Visit to New Spitalfields Market

The Chairman advised the Committee that the Lord Mayor had visited New Spitalfields Market on 12 May accompanied by the Lady Mayoress and Sheriffs; the visit had been well received and had gone well.

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

There were no urgent items.

14. **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:-

| Item | Paragraph |
|---------|-----------|
| 15 - 19 | 3 |

15. **NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 4 March 2015 were approved as a correct record.

16. **DEBT ARREARS**

Members received a report of the Director of Markets and Consumer Protection informing of invoiced income raised and outstanding as of 31 March 2015.

17. **TENANCIES AT WILL AND ASSIGNMENTS**

Members received a regular report on Tenancies at Will that have been granted at the City of London's Wholesale Markets and on lease assignments.

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

Members received a report of the City Surveyor providing an update on the performance of Smithfield Markets' Condenser Water Cooling System, which served Tenants' refrigeration equipment, and the works currently being undertaken to improve the system.

19. **POULTRY MARKET**

The Committee received a verbal update from the City Surveyor on the Poultry Market.

20. **ACTIONS TAKEN UNDER DELEGATED AUTHORITY OR URGENCY PROCEDURES**

The Committee received a report of the Town Clerk advising of two actions taken under delegated authority since the last meeting of the Committee.

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 was one urgent item.

The meeting ended at 1.25 pm

Chairman

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