

MARKETS COMMITTEE

Wednesday, 29 November 2017

Minutes of the meeting of the Markets Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 29 November 2017 at 11.30 am

Present

Members:

James Tumbridge (Chairman)	Gregory Lawrence
John Scott (Deputy Chairman)	Deputy Edward Lord
Rehana Ameer	Alderman Professor Michael Mainelli
Adrian Bastow	Deputy Robert Merrett
Matthew Bell	Deputy Brian Mooney
Peter Bennett	Deputy Joyce Nash
Nicholas Bensted-Smith	Stephen Quilter
Deputy Kevin Everett	Ruby Sayed
Sophie Anne Fernandes	Deputy John Tomlinson
John Fletcher	Michael Welbank
Angus Knowles-Cutler	

Officers:

Leyla Dervish	-	Chamberlain's Department
Beth Forge	-	Chamberlain's Department
Julie Smith	-	Chamberlain's Department
Steven Chandler	-	City Surveyor's Department
Andrew Crafter	-	City Surveyor's Department
Mark Lowman	-	City Surveyor's Department
Nicholas Sommerville	-	City Surveyor's Department
Michael Cogher	-	Comptroller and City Solicitor
Paul Hickson	-	Comptroller and City Solicitor's Department
David Smith	-	Director of Markets and Consumer Protection
Don Perry	-	Markets and Consumer Protection Department
Malcolm Macleod	-	Superintendent, Billingsgate Market
Ben Milligan	-	Superintendent, New Spitalfields Market
Mark Sherlock	-	Superintendent, Smithfield Market
Peter Lisle	-	Town Clerk's Department
Philip Everett	-	Town Clerk's Department
Martin Newton	-	Town Clerk's Department

1. APOLOGIES

Apologies were received from John Chapman, Tim Levene, Alderman Nicholas Lyons, Andrew Mayer, Andrien Meyers and Ian Seaton.

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 20 September 2017 be approved as a correct record.

Matters Arising

Christmas 2017 – Smithfield Market Traffic Management Plan

At the request of the Chairman, the Superintendent of Smithfield Market confirmed that a report back on the success of the 2017 plan would be made at the next meeting of the Committee.

4. **REVENUE AND CAPITAL BUDGETS - 2017/18 AND 2018/19**

The Committee considered the joint report of the Chamberlain and the Director of Markets and Consumer Protection on revenue and capital budgets 2017/18 and 2018/19 and the following matters were raised:-

- The Committee noted that the report had been drafted prior to the proposed policy direction change relating to the Museum of London relocation and therefore some references in the paper did not reflect this change.
- On advertising hoardings it was noted that, following a restructure at Clear Channel, the anticipated additional sum of £125,000 for Billingsgate Market would not now be realised in the next financial year and would be removed from the budget. The viability of the project would be reassessed.
- In response to a question from the Chairman, the Chamberlain confirmed that the legal fees for film liaison (appendix 2, page 25) were a one-off payment and that clarification of the details would be reported back.
- A Member asked about the implications and risk of delayed expenditure in the additional works programme and the Chamberlain explained that many work plans span over more than one financial year with associated slippage / carry forward of identified funds to the next year.
- In response to a question from a Member, the Chamberlain said that the 2018/19 provisional revenue budget net surplus of £2.2m showed the figure that would not be spent during the year, but comprised of allocated funds going forward.
- A Member requested that an additional column be inserted alongside the actual budget for 2016/17, showing the original budget, in order to indicate variances. The Chamberlain confirmed that officers could provide a comparator for future reports.

RESOLVED – That:-

- (a) the latest 2017/18 revenue budget be approved;
- (b) the provisional 2018/19 revenue budget be approved for submission to the Finance Committee;
- (c) the draft capital budget be approved; and
- (d) the Building Repairs and Maintenance asset verification exercise being undertaken by the City Surveyor be noted, with the Chamberlain being authorised to make any minor changes for the 2017/18 latest and 2018/19 original budgets arising from the exercise.

5. **DRAFT DEPARTMENTAL BUSINESS PLAN 2018/19 - MARKETS AND CONSUMER PROTECTION**

The Committee considered a report of the Director of Markets and Consumer Protection on the draft Departmental Business Plan 2018/19 – Markets and Consumer Protection. It was noted that the full Plan would be submitted to the Committee in the Spring.

RECEIVED.

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

The Committee considered the report of the City Surveyor on the Smithfield Market – Condenser Water Cooling System and the following matters were raised:-

- In response to a question from a Member on the possibility of renewable energy usage by redirecting the heat removed from the system to offices or other buildings, the Principal Engineer confirmed that the temperature of the waste heat was relatively 'low grade' (25/26 c) and if used at the Market this heat may also conflict with the current energy supply agreement with Citigen. The Chairman asked that officers provide a comment on the possible use of the waste heat in a future report.
- It was noted that a suitable date to meet the third refrigeration contractor would be set.
- A Member raised the issue of the resource costs of the cooling system and the Chairman asked that officers provide information on operational costs to the next meeting.

RECEIVED.

7. **RISK MANAGEMENT**

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

RECEIVED.

8. SUPERINTENDENTS' UPDATES

The Committee considered oral reports of the Superintendents and the following matters were raised:-

Billingsgate

- **Grant Funding** - The Superintendent informed the meeting that following the purchase of the waste compactor with 75% European Union grant funding, further bids would be submitted for funding for replacement floodlighting with LED lights and for forklift purchase. The cut-off date for applications for grant funding would be reported to Members.
- **Crossrail** – It was noted that the land previously used as part of the Crossrail works had now been satisfactorily reinstated and returned to the Market.
- **HSBC Window** – The Superintendent said that the window incident had not been reported to the Health and Safety Executive (HSE) by HSBC and that the report had therefore been made by the Market. The HSE would now investigate the incident and a report back would be made to the Committee on the findings.
- **London Fish Merchants' Association** – Members noted that a meeting had taken place with the Association and discussions on modernisation and requirements to replace fisheries containers in one area of the site. Budget costings and implications would now be investigated.
- **Café Fire** – It was noted that a fire had broken out in an on-site café. The Fire Brigade had attended and the incident had been dealt with. A report was still to be received but the cause had been identified as a faulty toaster. A further update would be reported to the Committee in due course.

New Spitalfields

- **Entry Barrier** – The Superintendent said that a 2-stage 'design and build' solution was now being pursued. A report on cost and feasibility would be made to the Committee at the next meeting.
- **Flytipping** – With regard to the new waste contract, it was reported that there appeared to be more accountability now for waste dropped and a consequent saving because of that. It was also noted that an income generating rebate of £13,000 for reclaimed cardboard and plastic would mean a significant effect on service charges.
- **Leases** – The meeting were informed that a number of leases had been endorsed, whilst back rents of £1,029,000 had been recouped. New leases were subject to any back rents being paid.

Smithfield

- **Recycling** - The Superintendent commented that approximately 750 tonnes of waste is incinerated and up to 50% or more of this is recyclable cardboard. Last year the Market only recycled about 40 tonnes of cardboard and far more should be recoverable. Long-term aims included investigating opportunities for the use of a baler. It was noted that better tenant input into 'separating at source' was required to improve recycling as this would benefit on 2 fronts in keeping costs to

the service charge down, less cost for incineration and more income for recycled cardboard.

- **HGVs** – On the previously reported red risk, a further review in October had shown only 3% of movements were unguided, although vehicles using second driver / banksman increased from 22% to 29%. A jointly signed letter from the Superintendent and the SMTA Chairman had been sent to 16 freight transport companies reminding them of site rules and raising the option to the Market of delivery rejections should sites rules not be followed and the use of driver or no banksman continue. In response to a question, the Superintendent reported that on average there were 30 HGV movements a night.
- **Apprentices** – It was reported that a plumbing apprentice had been appointed. The position had been filled from 175 applications for the role.

RECEIVED.

9. **NORTH - SOUTH CYCLE SUPERHIGHWAY PHASE 2**

The Committee considered the report of the Director of the Built Environment on the North – South Cycle Superhighway Phase 2.

RECEIVED.

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

There were no questions.

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

There were no urgent items.

12. **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 3 (items 14, 15, 16 and 18); 1, 3, 5 and 7 (item 13); and 3, 5 and 7 (item 17) of Part I of Schedule 12A of the Local Government Act.

13. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 20 September 2017 be approved as a correct record.

14. **STRATEGIC MARKETS REVIEW**

The Committee considered an oral presentation of GVA on the Strategic Markets Review.

RECEIVED.

15. **MUSEUM OF LONDON RELOCATION – PROJECT UPDATE**

The Committee considered a report of the Town Clerk on the Museum of London Relocation – Project Update.

RECEIVED.

16. **POULTRY MARKET, MAJOR REPAIRS**

With the agreement of the Chairman, the Committee considered a late report of the City Surveyor on the Poultry Market, Major Repairs.

RESOLVED – That the recommendations set out in the report be approved.

17. **MARKETS DEBT ARREARS - PERIOD ENDING 30TH SEPTEMBER 2017**

The Committee considered a report of the Director of Markets and Consumer Protection on Markets debt arrears for the period ending 30 September 2017.

RECEIVED.

18. **ANNUAL WAIVERS REPORT 2016/17**

The Committee considered a report of the Chamberlain on Annual Waivers 2016/17.

RECEIVED.

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**

There were no urgent items.

The meeting ended at 1.30 pm

Chairman

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