

MARKETS COMMITTEE

Wednesday, 5 September 2018

Minutes of the meeting of the Markets Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 5 September 2018 at 11.30 am

Present

Members:

James Tumbridge (Chairman)	Deputy Robert Merrett
John Chapman (Deputy Chairman)	Andrien Meyers
Matthew Bell	Deputy Brian Mooney
Peter Bennett	Benjamin Murphy
Mark Bostock	John Petrie
Deputy Kevin Everett	Stephen Quilter
Deputy Henry Jones	Deputy Dr Giles Shilson
Deputy Edward Lord	Deputy Tom Sleigh
Alderman Nicholas Lyons	Mark Wheatley
Alderman Professor Michael Mainelli	

In Attendance

Officers:

Martin Newton	- Town Clerk's Department
Steven Chandler	-
Mark Sherlock	- Smithfield Market Superintendent
Ben Milligan	- Superintendent, New Spitalfields Market
Paul Hickson	-
David Smith	-
Jon Averbs	-
Donald Perry	- Markets and Consumer Protection Department
Daniel Ritchie	- Department of Markets and Consumer Protection
Leyla Dervish	-
Anna Dunne	-
Peter Young	- City Surveyor's Department

1. APOLOGIES

Apologies were received from Nicholas Benstead-Smith, Sophie Fernandes, Michael Hudson, Gregory Lawrence, Tim Levene, Wendy Mead, Deputy Nash and the Chief Commoner.

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 11 July 2018 be approved as a correct record.

4. **ORDER OF BUSINESS**

Upon the motion of the Chairman, and with the agreement of the Committee, it was

RESOLVED – That the order of the published agenda be varied to consider items 7, 8, 11, 12 and 13 first.

5. **CHRISTMAS 2018 - SMITHFIELD MARKET TRAFFIC MANAGEMENT PLAN**

The Committee considered the report by the Superintendent, Smithfield Market on the Christmas 2018 traffic management plan for the market.

RESOLVED – That the Committee

(a) approve the overall concept of the Traffic Management Plan attached to the report and delegate authority to the Director or Superintendent, Smithfield Market to make any necessary minor amendments to the plan.

(b) agree to fund the additional traffic control measures such as the appointment of private stewards outlined in the report from the Smithfield central risk budget.

6. **BILLINGSGATE MARKET CONSULTATIVE ADVISORY COMMITTEE**

On the Billingsgate Market Consultative Advisory Committee, the Director of Markets and Consumer Protection (DMCP) reported on the requirement to convene a meeting of that body with regard to consultation on the Strategic Review of Markets consolidation programme. Following discussion, it was

RESOLVED – That the Chairman and Deputy Chairman of the Markets Committee, the Director of Markets and Consumer Protection and the Superintendent, Billingsgate Market be formally appointed as the Corporation's four representatives on the Billingsgate Market Consultative Advisory Committee, with the Programme Director to also attend meetings in an advisory capacity.

7. **EXCLUSION OF THE PUBLIC**

RESOLVED – That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for items 12 and 13 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.

8. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 11 July 2018 be approved as a correct record, subject to minor amendment.

9. **MARKETS CONSOLIDATION PROGRAMME**

The Committee considered the joint report by the City Surveyor and the DMCP on the Markets Consolidation Programme.

10. **ORDER OF BUSINESS**

The Committee then returned to public session (at 12.10pm).

Deputy Lord left the meeting at this point.

11. **MARKETS COMMITTEE RISK**

The Committee considered the report of the DMCP on Markets Committee Risk.

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12. **SUPERINTENDENTS ORAL UPDATES**

The Chairman having invited the Superintendents to speak, the following matters were raised:-

Billingsgate

- Noted that a meeting would be held next week with the LFMA on cleaning / maintenance issues.
- A GVA consultant had recently visited the market to interview tenants on wholesale / retail matters.

New Spitalfields

- On the entry barrier, it was noted that a gateway report had previously been submitted to the Committee. A proposed entry charge of £1 or £2 was anticipated to raise £460,000 a year which could be used for ongoing maintenance / capital projects / service charge subsidy. The barrier would also deter unauthorised users of the market. Arguments against the barrier included discouraging custom. Tenants had originally been against the proposal but were now in favour.

The Chairman asked that this matter be the subject of a written report (that has also gone to tenants) to the next meeting.

Smithfield

- The Superintendent referred to the previously circulated briefing note about the recent fire. He reported that the fire brigade had returned to investigate the incident and were satisfied with their findings and the procedures adopted by the market. The matter was now in the hands of the Corporation's insurers.
- Members noted the success of the Smithfield 150 celebrations on the August bank holiday weekend despite the poor weather on the Sunday.

The Chairman asked that the Committee's thanks be recorded for the organisation of the event.

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13. **MARKETS BUSINESS PLAN UPDATE**

The Committee had before them the Markets Business Plan Update report by the DMCP. The following matters were raised:-

- On page 14 of the agenda pack and the shortfall in budgets due to reduced lettings, the DMCP referred Members to the note on page 27 on the appendix to the report that explained the position.
- The Superintendent, New Spitalfields informed the Committee of details of overseas visitors to the market.

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

There were no questions.

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

With the approval of the Chairman, the Committee considered the late report by the DMCP on Smithfield Market Car Park Utilisation.

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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 remaining items 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.

17. **CONCESSIONARY PARKING AT SMITHFIELD MARKET DURING THE CHRISTMAS PERIOD 2018**

The Committee considered the report by the Superintendent, Smithfield Market on concessionary parking at the market at Christmas 2018.

18. **CITY'S ESTATE - LETTING STRATEGY FOR COMMERCIAL OFFICES AT SMITHFIELD MARKET ACKNOWLEDGING THE STRATEGIC REVIEW OF THE CITY'S WHOLESALE MARKETS**

The Committee considered the report by the City Surveyor on City's Estate - Letting Strategy for Commercial Offices at Smithfield Market acknowledging the Strategic Review of the City's Wholesale Markets.

19. **MUSEUM OF LONDON RELOCATION - PROJECT UPDATE**

The Committee had before them the report by the Town Clerk on the Museum of London relocation project update.

20. **MARKETS DEBT ARREARS**

The Committee considered the report by the DMCP on markets debt arrears.

21. **TENANCIES AT WILL AND ASSIGNMENTS**

The Committee considered the report by the DMCP on tenancies at will and assignments.

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

There were no questions.

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

With the agreement of the Chairman, urgent non-public matters were raised.

The meeting ended at 12.47 pm

Chairman

Contact Officer: Martin Newton
tel. no.: 020 7332 3154
martin.newton@cityoflondon.gov.uk