

## MARKETS COMMITTEE

Wednesday, 7 November 2018

Minutes of the meeting of the Markets Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 7 November 2018 at 11.30 am

### Present

#### Members:

James Tumbridge (Chairman)	Deputy Edward Lord
John Chapman (Deputy Chairman)	Alderman Nicholas Lyons
Tom Anderson	Wendy Mead
Adrian Bastow	Deputy Robert Merrett
Peter Bennett	Andrien Meyers
Mark Bostock	Deputy Brian Mooney
Richard Crossan	John Petrie
Michael Hudson	John Scott (Chief Commoner)
Angus Knowles-Cutler	Mark Wheatley
Gregory Lawrence	

#### Officers:

Gemma Stokley	- Town Clerk's Department
Chloe Rew	- Town Clerk's Department
Jennifer Ogunleye	- Media Team
Leyla Dervish	- Chamberlain's Department
Paul Hickson	- Comptroller and City Solicitor's Department
Peter Young	- City Surveyor's Department
Steven Chandler	- City Surveyor's Department
Paul Monaghan	- Department of the Built Environment
David Smith	- Director of Markets and Consumer Protection
Donald Perry	- Markets and Consumer Protection Department
Daniel Ritchie	- Superintendent, Billingsgate Market
Debbie Howard	- New Spitalfields Market
Emma Beard	- Smithfield Market
Anna Dunne	- Programme Director, Markets Consolidation Programme

### 1. APOLOGIES

Apologies for absence were received from Matthew Bell, Nicholas Bensted-Smith, Deputy Kevin Everett, Alderman Professor Michael Mainelli and Deputy Joyce Nash.

Officer apologies for absence were received from Mark Sherlock, Superintendent of Smithfield Market and Ben Milligan, Superintendent of New Spitalfields Market both of whom sent representatives.

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

John Petrie declared a non-pecuniary interest in relation to agenda Items 12 and 13 by virtue of the fact that he currently lived in close proximity to Billingsgate Market. He undertook not to speak or vote on these items.

In response to a question from the Chairman regarding his continued membership of the Committee, Mr Petrie confirmed that he hoped to move home in the near future and did not therefore anticipate this being an issue.

3. **PUBLIC MINUTES**

The public minutes of the meeting held on 5 September 2018 were considered and approved as a correct record.

4. **MARKETS COMMITTEE RISK**

The Committee received a report of the Director of Markets and Consumer Protection providing Members with assurance that risk management procedures in place within the Department of Markets and Consumer Protection are satisfactory and that they meet the requirements of the corporate Risk Management Framework.

**RESOLVED** – That, Members note the report and the actions taken in the Department of Markets and Consumer Protection to monitor, and manage effectively, risks arising from their operations.

5. **SUPERINTENDENTS ORAL UPDATES**

**New Spitalfields**

The Operations Administration Manager updated Members in the absence of the Superintendent.

She reported that specification for CCTV for the site was now with Procurement and would go out to competition in the usual way. A report would be put to Committee to formally update them on the outcome of this in due course.

**Smithfield**

The Operations & Administration Manager updated Members in the absence of the Superintendent.

Members were informed that the Market had recently undergone a Food Standards Agency Audit and just been informed that they had received the highest possible outcome. The next audit was not now due for another two years.

The Chairman, on behalf of the Committee, wished to record his congratulations to all involved in securing this result.

**Billingsgate**

The Superintendent reported that the Chairman had written to the London Fish Merchants Association regarding the apparent defects to their cold store. No

further communication had been received on this matter to date and it was reported that the matter was therefore likely to be closed.

Members were also informed that the Market had secured a 75% EU grant for the acquisition of a forklift truck.

6. **WEST SMITHFIELD AND CHARTERHOUSE STREET (THAMESLINK) BRIDGES REMEDIAL WORKS**

The Committee received a report of the Director of Built Environment regarding West Smithfield and Charterhouse Street (Thameslink) Bridges remedial works.

The Chairman underlined that he had specifically requested that the Markets Committee receive this item for information.

A Member questioned whether the two bridges were linked and, if so, if there would be any savings associated with carrying out the works simultaneously. The Director of Built Environment clarified that, whilst both bridges ran over the same section of railway line, they were two separate highway structures. He ensured Members that Officers would do their utmost to maintain the benefits of access and would most likely tackle the required waterproofing works in two stages.

A Member commented that he had visited the site in question earlier this week with the Property Investment Board. He stressed that access to carry out the works would be a difficulty and that there would be limited times in which works could be carried out over live railway lines. He also expressed concerns over the escalating costs associated with the works.

Concerns around the range of costs quoted within the report were echoed by other Members. The Chairman stated that he believed that the ranges detailed were attributable to the Gateway Process.

In response to a final question, the Director of Built Environment stated that, whilst he wasn't anticipating that the required works would impact on access to the Market, this could not be ruled out entirely. He assured Members that he would be working closely with the Market on this matter as the works progressed.

**RECEIVED.**

7. **ENTRY BARRIER - NEW SPITALFIELDS MARKET**

The Committee received a report of the Director of Markets and Consumer Protection regarding the installation of an Entry Barrier at New Spitalfields Market.

The Chairman drew Members' attention to Appendix 2, an email from the Chief Executive of the Tenants Association which he was content provided confirmation that they had been formally consulted on the proposals.

A Member questioned how barrier access would be managed in the case of cash customers visiting the site and also questioned whether the money generated from the barrier would be subtracted from the tenants' service charge and utilised for site maintenance and improvement going forward.

The Market's Operations Administration Manager reported that the Tenants Association would set the fee levy and that any income generated would fall in to the tenant's service charge and therefore contribute towards the costs of tenants.

The Chairman concluded by underlining that he had insisted that the level of charging and issues such as multi access should form part of the discussion with tenants. He added that the broad view amongst all consulted was that the installation of an entry barrier would be a positive move particularly around issues such as fly-tipping on site.

**RESOLVED** – That Members note the contents of the report.

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

There were no questions.

9. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT  
Director of Markets and Consumer Protection**

With the permission of the Chairman, representatives from New Spitalfields Market addressed the Committee from the public gallery to publicly record their thanks to the Director of Markets and Consumer Protection ahead of his retirement. They wished to thank the Director for his work and good relations with the Market and its tenants during his tenure. The Chairman echoed these words and thanked the representatives for taking the time to attend the Committee and raise this.

10. **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:-

<b>Item</b>	<b>Paragraph</b>
<b>11-14</b>	<b>3</b>
<b>15</b>	<b>3, 5 &amp; 7</b>

11. **NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 5 September were considered.

12. **MARKETS CONSOLIDATION PROGRAMME- PROGRESS REPORT**

The Committee considered and approved a joint report of the City Surveyor and the Director of Markets and Consumer Protection providing Members with an update on the progress of the Markets Consolidation Programme since

approval was given to the structure of the programme and for further funding to complete a business case recommending a preferred site for the relocation of the wholesale markets.

13. **MARKETS CONSOLIDATION PROGRAMME - PROPOSED MEMORANDUM OF UNDERSTANDING WITH LONDON BOROUGH OF TOWER HAMLETS**  
The Committee received a report of the City Surveyor advising Members of current discussions with the London Borough of Tower Hamlets (LBTH) as joint legal owner of Billingsgate Market site.
14. **SPITALFIELDS MARKET LEASE RENEWALS**  
The Committee considered and approved a report of the City Surveyor advising Members that terms to renew a further six leases and three outstanding rent reviews have provisionally been agreed subject to the Committee's approval.
15. **DEBT ARREARS MARKETS - PERIOD ENDING 30TH SEPTEMBER 2018**  
The Committee received a report of the Director of Markets and Consumer Protection informing Members of invoiced income raised and outstanding as at 30 September 2018 from 31 days to 121+ days.
16. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**  
Questions around the Museum of London relocation and press coverage of this were raised.
17. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**  
There were no additional, urgent items of business for consideration in the non-public session.

**The meeting ended at 1.15 pm**

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Chairman

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