

MARKETS COMMITTEE

Wednesday, 6 March 2019

Minutes of the meeting of the Markets Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 6 March 2019 at 11.30 am

Present

Members:

James Tumbridge (Chairman)	Deputy Robert Merrett
John Chapman (Deputy Chairman)	Andrien Meyers
Peter Bennett	Deputy Brian Mooney
Nicholas Bensted-Smith	Deputy Joyce Nash
Mark Bostock	John Petrie
Deputy Kevin Everett	Stephen Quilter
Michael Hudson	John Scott (Chief Commoner)
Gregory Lawrence	Ian Seaton
Tim Levene	Mark Wheatley
Deputy Edward Lord	

In Attendance

Officers:

Jon Averbs	- Interim Director, Consumer Protection and Market Operations
Donald Perry	- Markets and Consumer Protection Department
Daniel Ritchie	- Markets and Consumer Protection Department
Ben Milligan	- Markets and Consumer Protection Department
Mark Sherlock	- Markets and Consumer Protection Department
Steven Chandler	- City Surveyors Department
Anna Dunne	- City Surveyors Department
Peter Young	- City Surveyor's Department
Andrew Fothergill	- Comptroller & City Solicitor's Department
Ian Hughes	- Department of the Built Environment
Julie Smith	- Chamberlains
Leyla Dervish	- Chamberlains
Philip Everett	- Town Clerk's Department
Julie Mayer	- Town Clerk's Department
Antoinette Duhaney	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Matthew Bell, Alderman Nicholas Lyons, Alderman Professor Michael Mainelli, Wendy Mead and Deputy Dr Giles Shilson.

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

There were no declarations.

3. **PUBLIC MINUTES**

The public minutes of the meeting held on 30th January 2019 were approved as a correct record subject to the following corrections:

- Page 3, New Spitalfields – delete the last sentence of the first paragraph.
- Page 4, Impact of Brexit – amend the last sentence on this minute to read “The SMT and City Corporation had corresponded with regard to perceived support needs and at the time of the committee meeting, agreement on those support needs had not been reached.”

4. **BREXIT UPDATE**

Officers reported that there had been little change since the report to the previous meeting of the Committee. Close monitoring of supply chains would continue as would the close dialogue with the Tenants Associations. Officers advised that discussions about contingencies following Brexit had taken place and traders did not appear to be concerned about sourcing supplies.

The Chairman drew the Committee’s attention to a special Brexit Fund which has been established by the Finance Committee. However, at this stage it was unclear whether the Markets Committee could access this funding.

RESOLVED – That the report be noted.

5. **UPDATES FROM THE MARKETS SUPERINTENDENTS**

The Committee heard oral updates from the Market Superintendents for Smithfield, Billingsgate and Spitalfields Markets.

Smithfield

The Superintendent reported that

- Regrettably, Smithfield Market had not been awarded the title of best wholesale market which was given to New Covent Garden Market.
- Energy efficiency at the market was being reviewed and LED lighting would be installed in the car park at no cost to the market and was expected to yield annual savings of approximately £17,000.
- Linking air extraction plant in the Car Park to the carbon monoxide sensors via the BMS system in order that plant was used only when required (rather than being on continuously previously), would result in savings of approximately £30,000. The two energy initiatives therefore should deliver a combined saving of £47,000 annually.

Billingsgate

The Superintendent reported that

- An Electric Vehicle Charging project was under way to provide several electric vehicle charging points in the market.
- As part of the pre-consultation on the Markets Consolidation Programme, tours had been provided for existing/potential partners.
- Officers had visited Spitalfields Market to see how the new Guardtek Security System was working.

Spitalfields

The Superintendent reported that

- Tenders had been invited for the replacement of the new entry barrier system.
- There was a customer services drive to improve engagement with tenants and customers and responses would inform the business plan.

6. CITY HARVEST PARTNERSHIP WITH NEW SPITALFIELDS MARKET

The Committee received a report of the Interim Director of Consumer Protection and Market Operations setting out options for the City Harvest Charity to redistribute end of life produce thereby reducing food waste. Officers flagged up the outline City Harvest proposal on pages 13 – 15 of the agenda pack and officers were of the view that if City Harvest did not charge traders for collecting end of life food, it was likely that more surplus produce would be made available from traders to City Harvest. Officers also highlighted that if the Committee was minded to allow City Harvest to occupy space to operate on the market site, this could result in the loss of potential rental income.

Members of the Committee were supportive of the proposals in principle but had a number of reservations and suggestions for further information to include in the follow up report to be presented to the Committee in May 2019.

- How would this impact on traders operating from the market, had traders been consulted and what was the view of these traders?
- There were concerns in respect of peppercorn rents as a means of supporting this project rather than charging full rent and providing grants towards rental costs.
- Although the economies of scale were appreciated, there were reservations regarding City Harvest's monopoly on providing this service.
- What other providers were offering this service and were costs comparable.
- What potential support was available from the City Bridge Trust and could these proposals be shared with the City Bridge Trust.

In response to the questions and comments from Committee Members, Officers stated that City Harvest's charges for collecting end of life produce did not represent a significant saving for market tenants when compared to the cost of self-surrender disposal, and that City Harvest was already working alongside several partners including Centrepont and St Mungo's. The Committee was also advised that City Harvest was currently operating from a depot in Acton and that immediately prior to Christmas 2018, City Harvest had collected produce from Spitalfields Market several times a week. However, providing facilities on site would allow City Harvest to collect much more produce on a daily basis.

RESOLVED

- (1) That the report be noted.
- (2) That traders be consulted on the City Harvest proposals as outlined on pages 13 – 16 of the officer report.
- (3) That the views of the City Bridge Trust be sought.
- (4) That the views of City Harvest be sought on the scope for reducing produce collection costs.
- (5) That a further report with recommendations be presented to the Committee in May.

7. **MARKETS STOCK CONTROL SOFTWARE**

The Committee considered a report of the Chamberlain which provided an update on progress in implementing the Pirana Stock Control Software. Feedback from traders at Billingsgate Market suggested that the new software system had improved stock management and users were generally satisfied with the system. However, going forward, as functionality with the MICAD system improved, there might be scope for adopting this system in the future. The possibility of improving the interface between MICAD and Pirana was also being explored.

RESOLVED – That the report be noted.

8. **RAPID ELECTRIC VEHICLE CHARGE POINT INSTALLATION AT BILLINGSGATE MARKET**

The Committee considered a report of the Interim Director of Consumer Protection and Market Operations outlining proposals to install an electric vehicle rapid charge point in the Billingsgate Market car park. In response to questions and observations from Members, Officers advised that

- Several requests for electrical vehicle charge points had been received from traders and visitors and installing a charge point would support the Mayor of London's Environment and Transport Strategies and the City of London

Corporation's Clean Air Strategy.

- Once charged, vehicles would vacate the charging bay so that it was available to other customers.
- Officers were of the view that the preferred supplier would be happy to increase the number of electric charging points.

Members were supportive of the proposals but requested further clarification on how use of the charging bays would be managed, negotiating the most beneficial agreement for the City of London Corporation and a table of options to consider before a final decision is made. The Committee agreed that authority be delegated to the Town Clerk to expedite the recommendations in the report in consultation with the Chairman and Deputy, taking into account the feedback from this meeting.

RESOLVED – That authority be delegated to the Town Clerk to expedite the recommendations in the report in consultation with the Chairman and Deputy, taking into account the feedback from this meeting.

9. **CONCESSIONARY PARKING AND PROVISION OF TRAFFIC STEWARDS AT SMITHFIELD MARKET DURING THE EASTER PERIOD 2019**

The Committee considered a report of the City Surveyor outlining a request from Smithfield Market Tenants' Association (SMTA) for concessionary parking for 4 days and 4 nights prior to the Easter Weekend 2019.

The Chairman reminded Members that the Committee had adopted an approach to grant concessions only where justified to address traffic concerns, or where some other economic need justified it concession.

The request from SMTA had not been made on the basis of traffic need and no supporting data had been presented. The Committee were now monitoring use of the car park with regular reports, and there was no officer suggesting that this concession was necessary.

The Committee considered there was no justification for a concession and supported option 3 as set out in the report.

RESOLVED – That no concessionary parking and no traffic stewards are provided.

10. **SMITHFIELD MARKET - CAR PARK UTILISATION IN 2018 AND CHRISTMAS 2018**

The Committee considered a report of the Interim Director of Consumer Protection and Market Operations outlining usage levels for Smithfield Market Car Park for the duration of the Christmas Traffic Plan for 2018.

RESOLVED – That the report be noted.

11. **HIGH-LEVEL BUSINESS PLAN 2019/20 - MARKETS AND CONSUMER PROTECTION**

The Committee considered a report of the Interim Director of Consumer Protection and Market Operations, outlining the 2019/20 Markets and Consumer Protection Business Plan.

The Committee was advised that officers were striving for continuous improvement hence the plans to further develop capabilities and explore more efficient delivery methods.

RESOLVED – That the report be noted.

12. **MARKETS COMMITTEE RISK**

The Committee considered a report of the Interim Director of Consumer Protection and Market Operations setting out risk management processes to meet the requirements of the Corporate Risk Management Framework.

The Committee was advised that there was limited scope to reduce the risk ratings because some aspects relating to members of the public and levels of personal responsibility were beyond their control.

RESOLVED – That the report and the actions taken to monitor and effectively manage risks arising from operations be noted.

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

The Chairman reported that he had been approached by a Charity Shop offering a wooden setting mallet used to lay the first stone for the London Central Fruit and Vegetable Market subject to a donation.

The Committee was in favour of the mallet being acquired and suggested that further enquiries be made with a view to purchasing the mallet subject to the cost not exceeding £100. It was also suggested that the Culture, Heritage and Libraries Committee might wish to consider purchasing the mallet.

RESOLVED – That further enquiries be made with a view to purchasing the mallet subject to the cost not exceeding £100.

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

There were no urgent items.

15. **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
16 - 20	3

16. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 30th January 2019 be approved as a correct record subject to a minor correction.

17. **CITY'S WHOLESALE MARKETS - CONSOLIDATION PROGRAMME**

The Committee received a joint report of the City Surveyor and the Director of Major Projects.

18. **DEBT ARREARS PERIOD ENDING 31 MARCH 2018**

The committee received a report of the Interim Director of Consumer Protection and Market Operations.

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

There was one question whilst the public were excluded.

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 1.15 pm

Chairman

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