

MARKETS COMMITTEE

Wednesday, 25 November 2020

Minutes of the meeting of the Virtual Markets Committee held on
Wednesday, 25 November 2020 at 11.30 am

Present

Members:

John Chapman (Chairman)	Deputy Henry Jones
James Tumbridge (Deputy Chairman)	Gregory Lawrence
Matthew Bell	Deputy Edward Lord
Peter Bennett	Wendy Mead
Mark Bostock	Deputy Robert Merrett
Deputy David Bradshaw	Hugh Morris
Simon Duckworth	John Petrie
John Edwards	Deputy Elizabeth Rogula
Helen Fentimen	John Scott
Alderman Alison Gowman	Deputy Dr Giles Shilson
Alderman David Graves	Deputy Philip Woodhouse
Deputy Tom Hoffman	Dawn Wright
Michael Hudson	

In Attendance

Officers:

Jon Averbs	- Director of Markets and Consumer Protection
Donald Perry	- Markets and Consumer Protection Department
Daniel Ritchie	- Billingsgate Market Superintendent
Mark Sherlock	- Smithfield Market Superintendent
Debbie Howard	- New Spitalfields Market Superintendent
Anna Dunne	- City Surveyor's Department
Steven Chandler	- City Surveyor's Department
Julie Smith	- Chamberlain's Department
Simon Owen	- Chamberlain's Department
Andrew Fothergill	- Comptroller & City Solicitor's Department
Antoinette Duhaney	- Town Clerk's Department
Julie Gibbs	- Markets and Consumer Protection Department
Shani Annand-Baron	- Town Clerk's Department
Peter Collinson	- City Surveyor's Department
Ian Hughes	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Paul Wright	- Rememberancer's Office

1. **APOLOGIES**

Apologies were received from Deputy Brian Mooney, Ian Seaton and Mark Wheatley.

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 11th September 2020 were approved as a correct record.

4. **OUTSTANDING ACTIONS LOG**

The Committee considered a report of the Town Clerk on actions outstanding from previous meetings.

Energy Costs – Officers reported that meetings were being arranged for Markets traders to look at energy procurement in the context of specific needs and costs and would also consider energy efficiency.

Markets Co-location Programme and New Food school – Policy & Resources Committee had yet to make a decision on which committee would be responsible for managing the new food but had supported the Deputy Chairman continuing as the Lead Member progressing this element of the Markets Co-location Programme.

RESOLVED – That the report be noted.

5. **MARKETS SUPERINTENDENTS UPDATES**

In respect of the wholesale markets, the following matters were reported by the Market Superintendents.

Billingsgate

- COVID-19 test centres had been accommodated on 50 days.
- Income from filming and car parking was beginning to show signs of recovery until the recent national lockdown was imposed on 5th November.
- An action plan was being worked up for future uses of the Billingsgate Market site and in the interim, further traffic management measures and improvements to fish handling facilities were being explored.
- The CoL was working collaboratively with MIND to provide mental health and wellbeing resources on site including a breakout area.

New Spitalfields

- Entrance barrier – CoL was negotiating with the contractor and following software upgrades full income was being collected with effect from 15th November. A few minor issues were outstanding and there were some

operational challenges. The pedestrian gate was still not operating and Officers were liaising with IT colleagues to address this. Regrettably, these challenges had impacted on income collection.

- The Rent Review Exercise had been postponed until December 2020.

Smithfield

- Following the canopy collapses at West Smithfield, scaffolding and crash desks had been installed. Following an assessment on 9th November 2020, it was anticipated that East Poultry Avenue would reopen on 30th November and further works undertaken during 2021.
- A protest took place in the early hours of 9th October 2020 which interrupted trade. Protestors became violent and during this disturbance, an Officer suffered a minor head injury. Standard Operating Procedures had been agreed to manage future protests.
- A recent HGV audit had identified 7% non-compliance and delivery site rules would be reissued to remind drivers of Health & Safety requirements.

6. **MARKETS COMMITTEE RISK UPDATE - NOVEMBER 2020**

The Committee considered a report of the Director of Markets & Consumer Protection outlining management procedures in place to meet the requirements of the Corporate Risk Management Framework.

The Committee considered a report of the Director of Markets & Consumer Protection outlining measures in place to meet the requirements of the Corporate Risk Management Framework.

Officers highlighted a typographical error on page 24 of the agenda pack MCP-SM012 and advised that surveys outcomes were expected in Spring 2021. It was also clarified that funding would not come from the Markets Co-location Programme budget. This was drawn to the Committee's attention as that had been the original proposal and to make it clear that an alternative source of funding would need to be identified.

Members debated whether any aspects of MCP risk should lie with Markets Committee or Capital Buildings Committee and in response Officers stated that in the event the MCP did not proceed, the Markets Committee would bear any associated risks.

Members also questioned the rating of some risks such as building maintenance which Members felt was too low. Officers stated that this risk had been rated as green in light of mitigation measure put in place. Members were concerned that even with mitigation measures, this was high risk pending survey findings and Officers undertook to review the rankings.

RESOLVED – That the report be noted.

7. CONCESSIONARY PARKING AT SMITHFIELD MARKET DURING THE CHRISTMAS PERIOD 2020

The Committee considered a report of the Director of Markets & Consumer Protection regarding a request from Smithfield Market Tenants Association for a temporary reduction in the car park tariffs throughout December 2020.

The Deputy Chairman acknowledged that although 2020 had been a challenging year for market traders, there was no data to support concessions in either option A or B as set out in para 7 of the report (page 35 of the agenda pack). It was suggested that a clearer rationale for concessions on the basis of car park usage data should be provided, given that 9 days of concessions was granted in the days leading up to Christmas 2019.

Members had mixed views on the length of the concessionary period with some members supporting concessions from 1st - 31st December as requested by SMTA. There were also concerns that a shorter concessionary period would cause confusion and increase congestion.

In response to observations from Members, Officers advised that the concessions would mainly benefit customers whilst keeping roads clear for deliveries and servicing.

The Deputy Chairman **MOVED** and Michael Hudson **SECONDED** "That a concessionary period of 9 days be agreed (16th - 24th December)" and nine Members were in favour.

John Scott **MOVED** and Philip Woodhouse **SECONDED** "That a concessionary period of 31 days be agreed (1st – 31st December)" and four Members were in favour.

The Chairman then **MOVED**, it was **SECONDED** and

RESOLVED –

1. That an increased concessionary period of 14 days, (compared to 9 days in 2019) be granted from 9pm on Thursday 10th December - 10am on Thursday 24th December 2020.
2. That the current tariff be reduced to free for all visitors to the Rotunda car park from 9pm on Thursday 10th December - 10am on Thursday 24th December 2020. (14 days)

8. CONCESSIONARY PARKING AT SMITHFIELD IN JANUARY 2021 IN THE EVENT OF A NO DEAL EU EXIT

The Committee considered a report of the Director of Markets & Consumer Protection requesting a temporary reduction in the car park tariffs from 9pm on Sunday 3rd January 2021 - 10am on Monday 1st February 2021.

It was suggested that authority be delegated to the Officers in consultation with the Chairman and Deputy Chairman, to review whether a reduction in tariffs was justified as the situation emerged.

RESOLVED – That Authority be delegated to the Town Clerk in consultation with the Chairman and Deputy Chairman to consider whether a concessionary period should be granted as the situation becomes clearer.

9. CAR PARK & ON-STREET PARKING BAY TARIFFS

The Committee considered a report of the Director of the Built Environment reviewing both on-street and off-street parking tariffs.

Members has mixed views on increased tariffs. A Member suggested that any increase be delayed for 12 months whilst another Member suggested that tariffs for Smithfield Car Park should be aligned with charges for other CoL parking charges as had already been agreed by the Planning & Transportation Committee

In response, Officers stated that now was the right time to review tariffs and agree standard charges across CoL car parks and parking bays. Even with the challenges of COVID-19, some car parks such as London Wall had been occupied to full capacity and tariffs had not been reviewed for more than 3 years.

RESOLVED – That in respect of Smithfield car park, the three-year pricing strategy for parking charges in this public car park as set out in paragraph 19 of the report be approved, with effect from January/February 2021.

10. REPORT OF ACTION TAKEN: SMITHFIELD CONCESSIONARY PARKING

The Committee considered a report of the Town Clerk a reporting on action in response to a request from the Smithfield Market Tenants' Association for concessionary parking and a temporary reduction in car park tariffs for market users.

RESOLVED – That the action taken by the Town Clerk in consultation with the Markets Committee Chairman and Deputy Chairman as set out in paragraph 4 of the report be noted.

11. UPDATE ON SMITHFIELD CANOPIES AND SUBSEQUENT REMEDIAL WORK

The Committee considered a report of the City Surveyor reviewing the current risk attached to the building condition at Billingsgate, New Spitalfields and Smithfield Markets and identifying urgent remedial work and medium-term actions.

In respect of Smithfield Market, Officers reported that a scaffolding deck and fish net wraparound had been put up to allow glass panelling to be tightened and make the structure safe. Surveys were also being undertaken to identify areas of risk and the cyclical works programme would be recalibrated as necessary so that any remedial work could be prioritised.

Officers also reported that they would be meeting with colleagues in the City Surveyor's Department the following day, after which an update would be presented to the Committee in January 2021.

RESOLVED – That the report be noted.

12. **LINDSEY STREET BRIDGE STRENGTHENING**

The Committee considered a report of the Director of the Built Environment regarding proposal for strengthening Lindsey Street Bridge to meet the load carrying capacity of current standards.

RESOLVED –

1. That a budget of £100,000, of which £25,000 has been secured from LOBEG, is approved to reach the next Gateway.
2. That the total project budget of £2,500,000 (excluding risk) be noted.

13. **MCP WORKING PARTY UPDATES**

This was considered under item 20.

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

Climate Action Strategy - Energy costs – In response to a question from a Member, Officers advised that the workstreams within the strategy were being progressed and resourcing implications were being considered.

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

There were no urgent items.

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 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(s)	Paragraph
17 - 21	3

17. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 11th September 2020 be agreed as a correct record.

18. **MARKETS DEBT ARREARS - PERIOD ENDING 31ST OCTOBER 2020**

The Committee considered a report of the Director of Markets and Consumer Protection setting out arrears of invoiced income.

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

There was one question.

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 1.28 pm

Chairman

**Contact Officer: Antoinette Duhaney, 020 7332 1408,
antoinette.duhaney@cityoflondon.gov.uk**