



Markets Board – Main Agenda

Date: WEDNESDAY, 21 JANUARY 2026
Time: 11.00 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

Philip Woodhouse (Chairman)	Deputy Nighat Qureishi
Deputy Henry Pollard (Deputy Chairman)	Hugh Selka
Deputy Marianne Fredericks	Deputy Oliver Sells KC
Alderman Alison Gowman CBE	James Tumbridge
Gregory Lawrence	Mark Wheatley
Charles Edward Lord, OBE JP	Deputy Paul Martinelli, Smithfield Market Tenants Association
Wendy Mead OBE	Tony Lyons, Chair of Billingsgate Market Tenants Association
Jason Pritchard	Chris Hutchinson, New Spitalfields Market Tenants Association

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Accessing the virtual public meeting

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<https://www.youtube.com/@CityofLondonCorporation/streams>

A recording of the public meeting will be available via the above link following the end of the public meeting for up to one civic year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

Whilst we endeavour to livestream all of our public meetings, this is not always possible due to technical difficulties. In these instances, if possible, a recording will be uploaded following the end of the meeting.

Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

Public Items

1. **APOLOGIES**

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

3. **PUBLIC MINUTES**

To agree the public minutes of the meeting held on 6th November 2025.

For Decision
(Pages 5 - 10)

4. **UPDATES FROM THE GENERAL MANAGERS**

To receive updates from the General Managers of Smithfield, New Spitalfields and Billingsgate Markets.

For Information
(Pages 11 - 14)

5. **THE MARKETS DIVISION BUSINESS PLAN UPDATE**

Report of the City Surveyor.

For Information
(Pages 15 - 26)

6. **DRAFT HIGH-LEVEL BUSINESS PLAN 2026/31 - CITY SURVEYOR'S DEPARTMENT**

Report of the City Surveyor.

For Decision
(Pages 27 - 42)

7. **THE CITY SURVEYOR'S WHOLESALE MARKET RISK UPDATE REPORT**

Report of the City Surveyor.

For Information
(Pages 43 - 60)

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

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

10. **EXCLUSION OF THE PUBLIC**

MOTION - 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 Part I of Schedule 12A of the Local Government Act.

For Decision

Non-Public Items

11. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 6th November 2025.

For Decision
(Pages 61 - 64)

12. **CHANGE IN MAINTENANCE PROVISION AT SMITHFIELD MARKET**

Report of the City Surveyor.

For Information
(Pages 65 - 68)

13. **TENANCIES AT WILL AND ASSIGNMENTS**

Report of the City Surveyor.

For Information
(Pages 69 - 70)

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

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

Confidential Items

16. **CONFIDENTIAL MINUTES**

To agree the confidential minutes of the meeting held on 6th November 2025.

For Decision

17. **NEW SPITALFIELDS MARKET STAFFING**

Report of the City Surveyor.

For Decision

18. **MARKETS CO-LOCATION PROGRAMME UPDATE**

The City Surveyor to be heard.

For Information