

Committee: Markets Committee	Date: 19 January 2022
Subject: Report of Action Taken Between Meetings - City's Cash - Poultry Market - areas to be declared surplus to requirements and areas to be Licensed	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	See Background Report
Does this proposal require extra revenue and/or capital spending?	See Background Report
If so, how much?	See Background Report
What is the source of Funding?	See Background Report
Has this Funding Source been agreed with the Chamberlain's Department?	See Background Report
Report of: Town Clerk	For Information
Report author: Gemma Stokley, Town Clerk's Department	

Summary

This report advises Members of action taken by the Town Clerk since the last meeting of the Markets Committee, in consultation with the Chair and Deputy Chairman, in accordance with Standing Order No. 41(a).

Recommendation:

- That Members note the report.

Main Report

Background

1. The Markets Committee, at its meeting on 3rd November 2021, agreed to delegate authority to the Town Clerk in consultation with the Committee Chairman and Deputy Chairman to consider a request for an area to be deemed surplus to requirements to allow the installation of plant by the Museum of London in connection with their proposed use of the General Market and the City Corporation's conversion of the Annexe into a commercial building.
2. In the event that the delegated authority report was approved, any rights granted in respect of the use of these areas will be subject to terms and

conditions to minimise and mitigate any residual adverse impacts on the Market's operation. Any rights granted would be likely to specify maximum dimensions where the rights may be exercised, to ensure there is no impediment to access and egress, and to require that any installation of apparatus includes such protection for the apparatus as may be required. Further, reasonable consideration will be required for the grant of rights, the consideration to be determined by an independent external valuer, or alternatively by a valuation panel including City Surveyor representatives from both the operational and investment teams.

3. A report of the City Surveyor entitled 'City's Cash - Poultry Market - areas to be declared surplus to requirements and areas to be Licensed' was circulated to Markets Committee Members on 19th November 2021 seeking their views and has been approved by the Chairman and Deputy Chairman, taking into account the views of Markets Committee Members.

Reason for Delegated Authority

4. As the Markets Committee was not scheduled to meet again until 19th January 2022, approval was sought under approval was sought under delegated authority to allow the areas declared surplus to requirements to be used by the Museum of London in connection with their proposed use of the General Market and the City Corporation's conversion of the Annexe into a commercial building.

Action Taken

1. Following consultation with the Chairman and Deputy Chairman of the Markets Committee, the Town Clerk agreed:-
 1. The Surplus land is no longer required for the market purpose for which it was acquired and that the Museum's occupation of it will be subject to payment of an uncapped service charge to meet a fair proportion of the cost of the services it benefits from.
 2. That the use of the License Areas for the purposes set out in the circulated report be approved subject to payment of consideration by the Museum of London to be determined by the City Surveyor and such annual licence fee income be credited to the Department of Markets and Consumer Protection's Local Risk Budget and for use in funding the running of Smithfield Market.
 3. That the City Surveyor be authorised to grant a license, easements or other rights to enable such use in accordance with paragraph 17 of the circulated report. Namely, that any rights granted in respect of the use of these areas will be subject to terms and conditions to minimise and mitigate any residual adverse impacts on the Market's operation. Any rights granted would be likely to specify maximum dimensions where the rights may be exercised, to ensure there is no impediment to access and egress, and to require that any installation of apparatus includes such protection for the

apparatus as may be required. Further, reasonable consideration will be required for the grant of rights, the consideration to be determined by an independent external valuer, or alternatively by a valuation panel including City Surveyor representatives from both the operational and investment teams.

Background Papers

Report of the City Surveyor, City's Cash - Poultry Market - areas to be declared surplus to requirements and areas to be Licensed

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