

Committee(s):		Date(s):
Markets Board	For information	22/07/24
Subject:		Public
General Manager (GM) updates		

Briefing Note

Smithfield

Staffing – There have been some recent resignations in the maintenance and constabulary teams along with a dismissal in the cleaning team. There are a number of cleaning agency staff and work will now begin to transfer those staff onto the permanent payroll and recruitment will also begin on the recently resigned posts. Interviews for three maintenance managers were held on the 16th May with 4 people interviewed and one no-show. One candidate was successful and is appointed at Smithfield. Recruitment for the remaining two posts has begun again and interviews will be late July.

Cleaning – Quotes are being obtained to re-paint the main Market entrance gates on Lindsey Street, Grand Avenue and East Poultry Avenue. Despite deep cleaning attempts on the Lindsey Street gate, it has become apparent that a re-paint is the better final solution. The standards within the staff toilet areas have improved but the ground floor public toilets have suffered from vandalism and consequential cleaning issues. The cleaning inspection has increased to hourly and the purchase of a steam cleaner is in progress to address some more ingrained dirt areas.

Energy – Please refer to the accompanying Energy Update report. The energy team have arranged a meeting with Smithfield’s largest trader and consumer on the 2nd August at Guildhall. At that point the energy team will have a much clearer idea of costs for 2024/5 and will run through the purchase model, the impact of the PPA and how CoL can derive best value which ultimately can be passed to traders.

Health & Safety – no items of note.

Tenant Association (TA) priorities – The ongoing issues with the condenser water system performance due to much increased levels of microscopic dust intake from the Museum of London works immediately adjacent to the cooling towers position on the 1st floor roof of the ex Poultry Market. Increased preventative measures involves increased frequency by the local maintenance team to daily checks of the tower stream filters, plantroom basket strainers and plantroom stream filters with

replacement of filter socks as necessary. The FM service provider Socotec is attending and cleaning all cooling tower screens, this has now increased to weekly. Trader refrigeration contractors are cleaning in-line pre-filters and are chemically flushing refrigeration equipment if required. The City has recently engaged with CityGen to ascertain the viability of a temporary additional chilled water supply to assist with the current on-going issues and the Market is also increasing the holding of critical spares. The Markets Director is speaking to the City Surveyor to engage the Museum of London team in discussions on potential compensation as a direct result of their works.

Pest activity continues to challenge the Market and the traders. The local CoL Environmental Health officer along with the maintenance team have made good progress on prevention measures and this has resulted in decreasing activity witnessed. Inspection hatches in the walls have helped drive down activity and increased the number of bait point opportunities. Further hatches are planned for within one trader's premises where know activity is continuing. Following on from this, it's essential that traders keep their shutters and doors repaired and closed whenever possible to stop vermin accessing the units at ground floor level.

MoL logistics project liaison meetings continue with Sir Robert McAlpine, MoL, senior officers and the tenants' association. Current topic matters are the condenser water service performance, loading bay suspensions and gas main works on Farringdon Street and potentially Charterhouse Street.

Smithfield Market

Superintendent & General Manager – Mark Sherlock

T: 020 7332 3747

E: mark.sherlock@cityoflondon.gov.uk

Billingsgate Market

Staffing - Recruitment for Market Constables at both Billingsgate and Smithfield is taking place in mid-July with two vacancies at each site. The Security Manager at Spitalfields is taking a three month career break August – November providing an opportunity within the team to act up and cover the role. A candidate has been selected from one of the Sergeants at Spitalfields whose role will in turn be covered internally, providing more opportunity for development. The Maintenance Manager role at Billingsgate is currently vacant and we are working to fill this important position. After working at the market for 26 years the Cleaning Supervisor has successfully applied for a position at a higher grade working with the team at Epping Forest.

Cleaning – A complaint has been raised recently regarding the condition of the Workers Changing Room. This complaint was received prior to a pre-arranged deep clean could be carried that same morning. Previously improvement work to the shower areas had been carried out to replace worn and degraded tiling. Additional soap dispensers were also fitted on receipt.

New Cleaning machinery has been leased for the 24/25 to continue efficiency in the cleaning operation

Energy – Tenants continue to enjoy the benefit of the current PPA. Energy consumption was marginally higher over the course of the previous year compared to the year before.

Health & Safety – There are no current trends in accidents to suggest underlying issues with the operation. Any reported accidents are investigated by the team.

Tenant Association Priorities – The move to the new market continues to be the main concern for tenants.

Billingsgate Market
General Manager – Stephen Dolamore
T: 020 7332 3067
E: Stephen.dolamore@cityoflondon.gov.uk

New Spitalfields

Staffing – We are in the process of recruiting a new Level 3 Business Administration Apprentice who it is hoped will be able to start in the office by September 2024. Interviews will be held in July for the current vacant Maintenance Site Lead and General Maintenance Operative positions.

Cleaning – No concerns with current cleaning provision. The contract is now out for tender and will close 5th August 2024. Open days are being held in July which are expected to be well attended.

Energy – The final rebate values relating to Q1 of 2024/25 have not yet been received, however it is estimated that they were higher than the previous quarter, which should have a positive effect on the unit rate that will be re-billed to our tenants for the period.

Health & Safety – Site health and safety remains under close supervision with all incidents and near misses being fully investigated to identify any opportunities for

improvement. Our Health and Safety Bulletin went out early June and we have our next site Health and Safety meeting scheduled with the Tenants Association, cleaning contractor and FLT training provider in July. We are collectively reviewing options to upgrade the Market Pavillions FLT crossing points and expect this project to be delivered by Autumn 2024.

Tenant Association Priorities - The ongoing negotiations regarding the 2020 rent review of the Catering Supply Block units remains unsettled. The Market Tenant's current 10-year leases expire in May 2025 and the association are keen to press on with negotiations, but feel the matters relating to the 2020 rent review must be settled first.

New Spitalfields Market
General Manager – Emma Beard
T: 020 8518 7670
E: emma.beard@cityoflondon.gov.uk