

## **MARKETS BOARD**

**Wednesday, 9 July 2025**

Minutes of the meeting of the Markets Board held at Committee Rooms, 2nd Floor,  
West Wing, Guildhall on Wednesday, 9 July 2025 at 11.00 am

### **Present**

#### **Members:**

Philip Woodhouse (Chairman)	Gregory Lawrence
Deputy Henry Pollard (Deputy Chairman)	Wendy Mead OBE
Deputy Marianne Fredericks	Hugh Selka
Alderman Alison Gowman CBE	

#### **In Attendance**

Mark Wheatley  
Jason Pritchard  
Julie Gibbs

#### **Officers:**

Paul Wilkinson	- City Surveyor
Katie Foster	- Director (Remembrancer's)
Ben Milligan	- Markets Director
Dan Ritchie	- City Surveyor's Department
Julia Kanji	- City Surveyor's Department
Andrew Little	- Chamberlain's
Afsana Rahman	- Chamberlain's
Steven Chandler	- City Surveyor's Department
Andrew Fothergill	- Comptroller's and City Solicitor

### **1. APOLOGIES**

Apologies were received from Deputy Nighat Qureishi, Edward Lord, James Tumbridge and Deputy Madush Gupta.

Mark Wheatley and Jason Pritchard observed this meeting virtually.

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

Gregory Lawrence had been granted a dispensation to speak on all matters concerning the London Central Markets (Smithfield) other than: (i) those in which he has a disclosable pecuniary interest as a shareholder or director of any company which holds a tenancy in the market; and (ii) those which would affect only him personally or his business interests as opposed to the generality of tenants within the market.

### **3. PUBLIC MINUTES**

RESOLVED, that - the public minutes and non-public summary of the meeting held on 15 May 2025 were approved as a correct record.

### **4. UPDATES FROM THE GENERAL MANAGERS**

The Board received updates from the General Managers of Smithfield, New Spitalfields and Billingsgate Markets.

During the discussion the following points were mentioned:

- A Member asked if post-resignation interviews were conducted and if any feedback had been received. Officers stated that ordinarily any person resigning is offered the opportunity to have an exit interview.
- In regards to the bird netting at Smithfield Market, a Member noted their disappointment that this had not been cleaned for the last two years rather than every six months which had previously been agreed. Officers advised the Board that a quote regarding the cleaning of the netting had recently been received and they would review the previous request that this service should be done every six months.
- The Chairman asked if the water efficiency audit undertaken by Thames Water was being coordinated across all three markets. Officers confirmed that the offer was made to all three markets and they shall be coordinating across all three.
- In respect of solar panels being installed at New Spitalfields Market to help with energy costs officers advised that a feasibility was underway.
- Regarding Tenant Association Priorities, officers had not received a formal response to the offer for new leases at the time of this meeting. The Chair of the Tenants Association (New Spitalfields) advised the Board that their lease had expired in May 2025 and they were awaiting the City Corporation's confirmation of a surveyor and relevant agents to act on their behalf for the negotiations.

### **5. ENERGY UPDATE**

The Board received a report of the City Surveyor in respect of an update to the Markets Board on energy, cost and carbon-related matters.

A Member referenced a previous meeting they had attended where the possibility of fitting the roof of New Spitalfields Market with solar panels was being considered further. The Markets Director advised the Board that this scheme was estimated to cost £6 Million and there was an indication that this would be funded externally and there would be zero capital spend from the markets division because a provider would be looking to recoup their investment. Those who were interested in installing photovoltaics were expecting a 20-year payback.

The Deputy Chairman asked a question concerning base price and asked for further details on the factors affecting energy consumption, meter issues and monitoring of energy and whether staff turnover increases carbon output. In response to staff turnover, the Markets Director advised the Board that this was in relation to the loss of knowledge on site and staff not being aware that it was more energy efficient to switch off equipment when not in use as well as staff understanding equipment to get the most efficient use out of it. Staff were now aware and knew how to utilise equipment most efficiently. In terms of meter issues, this was caused by the failure of smart meters. The Chairman asked for further details concerning the Greenhouse Gas Audit and officers agreed to submit this at the next meeting.

RESOLVED, that – the report and its contents be noted.

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

In response to a question regarding committee visits to the three markets, the Deputy Chairman confirmed that these still were expected to take place and would be diarised in the year ahead.

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

There were no urgent items.

**8. 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.

**9. NON-PUBLIC MINUTES**

RESOLVED, that - the non-public minutes of the previous meeting held on 15 May 2025 were approved as a correct record, subject to the one amendment.

**10. LETTING VACANT OFFICE ACCOMMODATION AT BILLINGSGATE MARKET AND SMITHFIELD MARKET**

The Board considered a report of the City Surveyor and Executive Director of Property in respect of a report detailing the letting vacant office accommodation at Billingsgate Market and Smithfield Market.

**11. MARKETS REVENUE OUTTURN REPORT 2024/25**

The Board considered a report of the Chamberlain and the City Surveyor compares the Markets revenue outturn report 2024/25 for the services overseen by the Markets Board with the budget for the year.

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

There were two non-public questions.

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

There were no urgent items of business.

**14. CONFIDENTIAL MINUTES**

RESOLVED, that - the confidential minutes of the meeting held on 15 May 2025 were approved as a correct record.

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

The Board received a verbal update in respect of the Markets Co-Location Programme.

**The meeting ended at 12.50 pm**

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Chairman

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