

## **MARKETS BOARD**

**Wednesday, 17 September 2025**

Minutes of the meeting of the Markets Board held at Committee Rooms, 2nd Floor,  
West Wing, Guildhall on Wednesday, 17 September 2025 at 11.00 am

### **Present**

#### **Members:**

Philip Woodhouse (Chairman)	Deputy Oliver Sells KC
Deputy Henry Pollard (Deputy Chairman)	Mark Wheatley
Gregory Lawrence	Deputy Paul Martinelli
Jason Pritchard	Hutchinson
Deputy Nighat Qureishi	

#### **Officers:**

Ben Milligan	- Director of Markets
Julia Kanji	- Billingsgate Market
Dan Ritchie	- Smithfield Market
Emma Beard	- New Spitalfields Market
Steve Chandler	- City Surveyor's Department
Peter Young	- City Surveyor's Department
John James	- Chamberlain's Department
Andrew Little	- Chamberlain's Department
John Cater	- Clerk to the Board

### **1. APOLOGIES**

Apologies were received from Deputy Marianne Fredericks, Alderman Alison Gowman, Wendy Mead, and James Tumbridge.

The Chairman took the opportunity to thank Mr Gregory Lawrence for helping to facilitate the Board's site visit to Smithfield Market earlier in the day.

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

Mr 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.

There were no additional declarations.

### **3. PUBLIC MINUTES**

**RESOLVED:** - that the public minutes of the meeting held on 9<sup>th</sup> July 2025 were approved as an accurate record.

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

The Board received the public updates from the Superintendents (General Managers) from the three Markets.

##### Smithfield

Noting the recent emergency gas works which were resolved the previous week, officers assured Members that continuity plans were in place to deal with urgent unexpected scenarios when they arose. Depending on the event, however, it can occasionally take a little while longer to get all stakeholders up-to-date and in place to respond. Officers were continually planning for multiple scenarios and lessons were always taken on board so as to how to improve response times in the future and building up resilience.

Two Members took the opportunity to commend the work of the Smithfield General Manager and the Head of Security.

The Board noted and expressed serious concerns about the recent decision of the London Borough of Islington to permanently close vehicular access southbound on St John Street (which leads into Charterhouse Street from the north) despite the City Corporation's and the SMTA's representation against this move. Given the departure of the previous General Manager who was leading on this issue in the summer, Members asked officers to establish the full details and whether this decision could be challenged legally and, if there were grounds to take action, to submit a Resolution to the Policy & Resources Committee to ask the Chairman of Policy and Resources to raise this critical access issue with the Council leadership at Islington.

##### Billingsgate

In response to a query, officers expressed concern about the Market's water meters, many of which were at end of life and were due to be replaced. Once this was completed, new robust targets to reduce water use would be put in place with Mitie.

##### New Spitalfields

In response to a query, officers confirmed that the Market was looking at options to establish a complimentary membership scheme which would help to give the Market better data about who is visiting, how long they are staying for, and whether they are complying with the health and safety requirements at the Market. The introduction of a scheme would result in the need for infrastructure works and this would be worked up in a Report to the Board in due course. It was confirmed that options for a Membership Scheme had been requested by tenants and the SpMTA.

Separately, the Board was informed that an Operations Manager from Mitie was on-site at the Market every day and contract meetings took place with the Mitie Operations Director every quarter.

In addition, it was confirmed that meeting would be taking place in the afternoon (17/09) concerning options for the emergency lighting system in the

market pavilion. An update would be submitted to the Board at its next meeting in November.

**RESOLVED:** - that the Board noted the Report.

5. **THE MARKETS DIVISION BUSINESS PLAN UP-DATE REPORT**

The Board received a Report of the Director of Markets concerning the progress made during Period 1 (April – June) of 2025/26 and key improvement objectives outlined in the Markets' Business Plan 2025/26.

**RESOLVED:** - that the Board noted the Report.

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

The Board received a Report of the Director of Markets concerning the risk management procedures in place within the Markets Division.

The Board were informed that the Corporate team which oversees Risk Management at the Corporation are keen that there is consistency in the way that risks are reported to Committees/Boards. The format in the appendix of the Report has been changed from the previous iterations, which was per the Corporate Team's advice. The covering Report is also being reviewed, and a new version will be submitted to Committees/Boards in due course.

A Member noted that a number of the Departmental Risks had been identified several years ago and were still to be de-escalated, it was important that a firm timeline was set out to give everyone assurance that these were being effectively managed. The Director responded that the team would look to refine and better explain the flight paths for each of the Risks, but it was also the case that some risks would always be with us (e.g. transport to and from the Markets) and, whilst iterative mitigations and controls are constantly being put in place, they could not be entirely eliminated.

**RESOLVED:** - that the Board noted the Report.

7. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

There were no questions.

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

There were no urgent items.

9. **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.

10. **NON-PUBLIC MINUTES**

**RESOLVED:** - that the non-public minutes of the meeting held on 9<sup>th</sup> July 2025 were approved as an accurate record.

11. **DEBT ARREARS- MARKETS**

The Board considered a Report of the Director of Markets concerning debt arrears for the three Markets.

12. **TENANCIES AT WILL AND ASSIGNMENTS**

The Board received a Report of the Director of Markets concerning Tenancies at Will that have been granted at the City of London's Wholesale Markets and on lease assignments.

13. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

There were no questions.

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

There was one item of urgent business.

15. **CONFIDENTIAL MINUTES**

**RESOLVED:** - that the confidential minutes of the meeting held on 9<sup>th</sup> July 2025 were approved as an accurate record.

16. **MARKETS EXIT UPDATE**

The Board received a verbal Report of the City Surveyor.

17. **REPORT OF THE CITY SURVEYOR**

The Board received a Report of the City Surveyor concerning the City's Surveyor's Department.

**The meeting ended at 12.15 pm**

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Chairman

**Contact Officer: John Cater**