

## MARKETS COMMITTEE

Wednesday, 20 July 2016

Minutes of the meeting of the Markets Committee held at Guildhall  
on Wednesday, 20 July 2016 at 11.30 am

### Present

#### Members:

John Scott (Chairman)	Michael Hudson
Randall Anderson	Ann Holmes
Alex Bain-Stewart	Deputy Jamie Ingham Clark
Nicholas Bensted-Smith	Oliver Lodge
Chris Boden	Professor John Lumley
Deputy John Chapman	Wendy Mead
Dominic Christian	Deputy Robert Merrett
Karina Dostalova	Deputy Joyce Nash
Deputy Stanley Ginsburg	Chris Punter
Tom Hoffman	Ian Seaton
	Angela Starling

### In Attendance

#### Officers:

Debbie Howard	- Chamberlain's Department
Julie Smith	- Chamberlain's Department
Paul Hickson	- Comptroller and City Solicitor's Department
Andrew Crafter	- City Surveyor's Department
Steven Chandler	- City Surveyor's Department
Matthew Hill	- Superintendent, Smithfield Market
Ben Milligan	- Superintendent, New Spitalfields Market
Malcolm Macleod	- Superintendent, Billingsgate Market
David Smith	- Director of Markets and Consumer Protection
Donald Perry	- Markets and Consumer Protection Department
Julie Mayer	- Town Clerk's Department

#### 1. APOLOGIES

Apologies for absence were received from James Tumbridge (Deputy Chairman) Alderman John Garbutt, Brian Harris, Alderman Julian Malins, Adam Richardson, David Thompson and Mark Wheatley.

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

The Chairman declared his standing interest as a Member of the Board of Governors of the Museum of London, which was the subject of agenda items 4 and 14 on today's agenda.

### 3. **PUBLIC MINUTES**

The public minutes and summary of the meeting held on 11 May 2016 were approved as a correct record.

#### Matters arising:

- The Chairman advised that the report on car park charging had been deferred to September.
- The Director of Markets and Consumer Protection advised that the GLA had delayed the start of the Strategic Review of Markets, which might impact on the City of London Corporation's Review.

### 4. **MUSEUM OF LONDON PROPOSED RELOCATION - APPROVAL IN PRINCIPLE**

The Committee received a report of the Town Clerk in respect of the proposed relocation of the Museum of London which had been agreed, in principle, by the Policy and Resources Committee on 7<sup>th</sup> July 2016.

Members had received a letter from the Smithfield Market Traders Association in respect of West Poultry Avenue, dated 28 June, as a late addendum to this report. In response to comments in the letter about a lack of contact from the City of London Corporation, the Town Clerk advised that attempts had been made to set up a meeting and a further attempt would be made in response to this letter.

RESOLVED, that – the report be noted.

### 5. **REVENUE OUTTURN 2015/16**

The Committee received a joint report of the Chamberlain and the Director of Markets and Consumer Protection in respect of the Revenue Outturn position for 2015/16. In response to questions, the following points were noted:

- The net operating deficit had improved on a few years ago. Further expenditure would add to the loss; the Director explained that the 2010-2013 lease negotiations had included historical repairs, at the City's cost, including the Poultry Market Roof.
- Previously, it had not been necessary to carry stock in the accounts but the revenue account had been credited to show unused stock from the current year, which would be used in the next period.
- Citigen was static but rebalanced at the end of the financial year, due to fluctuating oil prices.
- Insurance was being paid on the old Vegetable Market, which had been demolished as part of the Crossrail project but this had since been corrected and a refund obtained. Officers agreed to check for similar oversights.

RESOLVED, that – the Revenue Outturn Report for 2015/16 and the proposed carry forward of under spending to 2016/17 be noted.

**6. PEDESTRIAN SEGREGATION BARRIER - NEW SPITALFIELDS MARKET (NSM)**

The Committee received a report of the Director of Markets and Consumer Protection in respect of the proposal to install a Pedestrian Segregation Barrier at New Spitalfields Market. Members challenged whether the risk to pedestrians was actually Nil in all parts, as collisions could still occur where the narrower cross access ways crossed the three main access ways. However, Members accepted that the risk had reduced dramatically, with no risk of fork lift trucks coming in contact with pedestrians in that specific area.

RESOLVED, that - expenditure of £118,000 for the installation of a segregation barrier in the fire paths of New Spitalfields Market be approved, noting that no City funding would be required.

*(NB - Funds to install the segregation barrier will come solely from NSM resources. £850,000 of ring-fenced money is available for such works in the Market's maintenance funds/reserves. This will easily cover the costs of implementation.)*

**7. MARKETS COMMITTEE RISK**

The Committee received a report of the Director of Markets and Consumer Protection in respect of his Departmental Risk Register. Members agreed to remove Appendix B from future versions of this report.

RESOLVED, that – the report and actions taken in effectively monitoring and managing the risks arising from the operation of the Markets and Consumer Protection Department be noted.

**8. ENFORCEMENT ACTIVITY AT SMITHFIELD MARKET**

The Committee received an oral update from the Superintendent of Smithfield Market in respect of enforcement activity. Members noted that parking and litter were being controlled by enforcing covenants and working with colleagues in the Department of the Built Environment and there had been an improvement.

**9. SUPERINTENDENTS' ORAL UPDATES**

The Committee received an oral update from the Market Superintendents, as follows:

Smithfield had been affected by the current heat wave; Members noted that they would receive a report on the Condenser Water Cooling System later on this agenda. The Superintendent advised that a glass panel had given way yesterday and the possibility of heat damage was under investigation.

Spitalfields Market was currently progressing the renewal of their Leases, to a more modern format. Members noted that negotiations were currently at the 'without prejudice' stage and there would be a further update to the Markets Committee in September.

The Waste Contract would expire in 2017 and the re-tender process would seek to find the most robust contract possible. The Superintendent outlined the process so far, which was on target, and Members noted that he had been working with the Chairman of the Tenant's Association. Members also noted that the new processes would include the latest technology and 'clean as you go' rather than at the end. The Constabulary were changing their working practices in order to reduce excess waste charges.

Parking arrangements for HGV's on site were being reviewed and Members noted that, as the end of the site was currently underused, this presented an opportunity for allowing more organised parking and safer HGV movements.

Billingsgate Market had seen some adverse sickness, primarily caused by a long-term complex case, which was being discussed at a corporate level. Members agreed that the circumstances were extremely unfortunate and asked for their condolences to this employee to go on record. Members also noted that some of the shorter term sickness periods had ended.

#### **10. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

#### **11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

The following matters were discussed:

- Two recent Market visits had been very successful and the Committee thanked staff and traders. The Chairman suggested that the visits be timed next year so as to avoid Ramadan.
- Members noted that, in 2018, Smithfield Market would have been open for 150 years. The Smithfield Market Traders Association had suggested holding a Street Party in July 2018, with a lunch or dinner to be hosted by the City, at Guildhall and this concept was being explored.
- As it had been some 12 years since the Markets Committee had visited a significant competitor; New Covent Garden Market, a Member suggested that it might be timely to arrange another. The Director of Markets and Consumer Protection advised that Covent Garden Market was in the first phase of a major redevelopment and would soon have a new Managing Director. The Director agreed to investigate whether a visit would be viable at the present time.

#### **12. 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 as follows:-

Item	Paragraph
13 - 20	3

**13. NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 11 May were approved as a correct record.

**14. MUSEUM OF LONDON PROPOSED RELOCATION - APPROVAL IN PRINCIPLE - NON-PUBLIC APPENDIX**

Members received a non-public appendix in respect of agenda item 4.

**15. POULTRY MARKET PROGRESS/UPDATE**

The Committee considered and deferred a report of the City Surveyor.

**16. SMITHFIELD MARKET - CONDENSER WATER COOLING SYSTEM - UPDATE**

The Committee received a report of the City Surveyor in respect of the Condenser Water System.

**17. SMITHFIELD MARKET - TRANSPORT FOR LONDON LEASE TO CITY, SMITHFIELD PLANT ROOM (LINDSEY STREET)**

The Committee considered and approved a report of the City Surveyor.

**18. MARKETS & CONSUMER PROTECTION DEPARTMENT - SBR PROGRESS REPORT**

The Committee considered a report of the Director of Markets and Consumer Protection in respect of progress against the City of London Corporation's Service Based Review targets. The Chairman and Members commended the Director and his staff for achieving their targets.

RESOLVED, that - the report be noted.

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

There were no questions.

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

The Chairman agreed to the admission of an item of urgent business and Members received a report of the Chamberlain.

**The meeting ended at 12:40 pm**

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Chairman

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