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**Date:** 27 July 2020

**Purpose of the Report:** Decision on market rents.

**Contact Officers:** Vivien Cannon, Head of Cultural and Economic Services.

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<b>Corporate Objective/s</b>	VIBRANCY AND VITALITY OF TOWN AND TOWN CENTRE – No.23 To continue to manage, promote and develop the street market.	
<b>Implications:</b>		
<b>Financial</b>	Y	Market income
<b>Risk management</b>		
<b>Operational/service delivery</b>		
<b>Legal/compliance</b>		

### 1. RECOMMENDATION

Should members be minded, the recommendation is:

- 1.2 To endorse option 1 which is to charge full pitch fees for all traders from 1<sup>st</sup> August 2020, including casual and speciality traders upon their return.

### 2. INFORMATION

- 2.1 At its extraordinary meeting held 20/03/20, Council endorsed (Ref.89) the introduction of a temporary fee structure for trader rents that from 23/03/20:
- “...a reduction of 100% to all Traders who attend and 100% to those who are unable to attend due to self-isolation, sickness or unavailability of stock. This to be reviewed on a monthly basis. Any Government advice on attendance at street markets must be adhered to by all Traders.”
- 2.2 A food only market was delivered in Hockliffe St car park from 16/05/20 to 16/06/20 inclusive, and pitches remained rent free and the above endorsement continued.
- 2.2 In anticipation of the full market’s return to trading, the Market Sub Committee reviewed the rent decision and agreed free pitches would continue for a further four weeks in keeping with the original endorsement. Fees are again due to be reviewed in time for the market’s delivery on 18 July 2020.
- 2.3 As Committee is meeting on 27<sup>th</sup> July 2020, the decision will not be made in time to instigate any change from 18<sup>th</sup> July 2020. To assist with communicating

Committee's decision to traders, it is proposed not to introduce a change until the following Saturday 1<sup>st</sup> August 2020. Traders will therefore have received an extended period of 2 weeks of free pitches.

- 2.4 To date, the Council will have waived market income for a period of 17 weeks with the last income received 17/03/20. This equates to:
- an estimated income shortfall of £19,625. This excluding Farmers, Craft, etc. (which have not taken place.)
  - an estimated budget expenditure of £8,482 (as of 01/07/2020) excluding salaries at £18,953 - added together gives an estimated total expenditure to £27,435 for this period.
- 2.5 During the lockdown period, some traders will have benefited from securing grant funds for lost income or in support of furloughing staff, from Government and local authority schemes. Others will have continued trading by other means whilst some may not have traded at all.

### 3. OPTIONS

- 3.1 Committee is asked to consider pitch fees. In doing so there are three main choices:

a. Option 1

Charge full pitch fees for all traders from 1<sup>st</sup> August 2020, including casual and speciality traders upon their return.

b. Option 2

Charge 2 weeks rent free plus a further 2 weeks at half rent over a period of 4 weeks from 1<sup>st</sup> August 2020 and then return to full rent.

Casual and speciality traders to be charged full fees upon their return.

c. Option 3 –

Continue free pitches for a further 4 weeks for permanent traders from 1<sup>st</sup> August 2020.

Casual and speciality traders to be charged full fees upon their return.

- 3.2 Below are estimated income figures from August 2020 onwards for Options 1 and 2:

<b>Approximate income per month and end of year total</b>			
<b>Month</b>		<b>Income – Full rent</b>	<b>Income – 2 weeks half rent, then full rent</b>
Aug		*£6459	**£5,022
Sept		£6,474	£6,474
Oct		£6,459	£6,459
Nov		£5,748	£5,748
Dec		£5,763	£5,763
Jan		£6,474	£6,474
Feb		£6,474	£6,474
Mar		£6,474	£6,474
		£50,325	£48,888
		* full rent paid ** 2 weeks half rent paid	
<p>Figures do not include casuals or holidays taken by traders, i.e. permanent traders may take up to 4 free holiday days from the market without having to pay for their pitch – these have not been deducted in the above estimates.</p>			

#### **4. CONCLUSION**

- 4.1 Given the Council's ongoing expenditure on market operations having received no income since the beginning of the financial year, and that traders have received over one month's free rent as per paragraph 2.3, excluding the free rents period for those who were able to operate in the temporary car park, Option 1 is put forward as the recommendation.

**End.**