

Vibrant and Sustainable City Scrutiny Panel

23 July 2015

Time 6.00 pm **Public Meeting?** YES **Type of meeting** Scrutiny

Venue Committee Room 3 - Civic Centre, St Peter's Square, Wolverhampton WV1 1SH

Membership

Chair Cllr Ian Angus (Lab)

Vice-chair

Labour

Cllr Mary Bateman
Cllr Philip Bateman
Cllr Val Evans
Cllr Bhupinder Gakhal
Cllr Keith Inston
Cllr Lynne Moran
Cllr John Rowley
Cllr Caroline Siarkiewicz

Conservative

Cllr Christopher Haynes
Cllr Andrew Wynne

UKIP

Cllr Malcolm Gwinnett

Quorum for this meeting is three Councillors.

Information for the Public

If you have any queries about this meeting, please contact the democratic support team:

Contact Earl Piggott-Smith
Tel/Email Tel: 01902 551251 or earl.piggott-smith@wolverhampton.gov.uk
Address Democratic Support, Civic Centre, 1st floor, St Peter's Square,
Wolverhampton WV1 1RL

Copies of other agendas and reports are available from:

Website <http://wolverhampton.moderngov.co.uk>
Email democratic.support@wolverhampton.gov.uk
Tel 01902 555043

Some items are discussed in private because of their confidential or commercial nature. These reports are not available to the public.

Please take note of the protocol for filming, recording, and use of social media in meetings, copies of which are displayed in the meeting room.

Agenda

Part 1 – items open to the press and public

<i>Item No.</i>	<i>Title</i>
8	Relocation of Wolverhampton Indoor and Outdoor Market (Pages 1 - 16) [Chris Huddart, Head of Commercial Services, to present a report outlining proposals for the relocation of Wolverhampton market that supports the delivery strategy for the Westside regeneration project.]



Markets Interim Relocation – Market Square Design

Prepared by: Paul Kerr/Chris Huddart

Date: July 2015

www.wolverhampton.gov.uk

Agenda

1. Objectives
2. Current Wolverhampton Market
3. Location Options Considered
4. Design Process and Proposed Design
5. Timeline
6. Next Steps

Objectives

- To brief the Vibrant and Sustainable City Scrutiny Panel on the updated design for the relocation of Wolverhampton Market to facilitate the demolition of Heantun House and the redevelopment of Westside.
- To confirm approval for the updated design to enable the planning application to be submitted and work on the tender documents to commence.

Current Indoor/Outdoor Market Provision

- Indoor market - 88 general stalls and 19 food hall stalls.
- Open market - an open market with 46 stalls.
- 13 shop units - *All retail units, including the Central Youth Theatre, have been consulted and solutions identified with no major issues raised*
- Associated storage (vaults)
- Car parking.
- Av daily footfall (indoor) 3250
- Occupancy level (indoor) 55%
- Occupancy level (outdoor) 48%

Relocation of Wolverhampton Market - Location Options

Option	Reason for Rejection
1. Demolition of the Netto Building, Snow Hill, and resurfacing of vacant site to accommodate an outdoor market only	<ul style="list-style-type: none"> • Use inconsistent with the “Southside” designation
2. The relocation of the indoor market to vacant units in London Place and the outdoor stalls re-positioned on Market Square	<ul style="list-style-type: none"> • Capital works required to units in order to accommodate meat and fish traders • Increase in rental for traders of up to 40% • This option would split the market in to two separate locations • Limited storage and refrigeration for produce.
3. Relocation of the indoor market to Market Square extending the existing outdoor market to accommodate the requirements of some indoor traders and provision of cabins for the meat and fish traders plus specialist traders .	<ul style="list-style-type: none"> • Critical mass of traders created, sufficient to offer a unique market offer. • The development of the new Sainsbury will assist footfall due to its close proximity to the market and access across the duel carriage way. • Customer retention likely to be higher for traders by using the existing site. • Temporary units will be affordable for traders and incorporate all required ancillary facilities. • Higher proportion of indoor traders will be retained.

- Market Square was therefore approved as the interim location for the market

Design Process

- A number of design options were considered including both covered and uncovered. Covered options in Market Square were cost prohibitive and therefore the design was focused on creating an outdoor market
- A review of best practice identified container cabins as a growing and popular trend within UK markets
- A design workshop was held with input from a specialist market design consultancy & the Westside Programme Team
- The project team have engaged with the traders representatives on the plans and the designs throughout the process.

Key Principles of A Successful Market



Retail Partners Plc

Footfall Driver

1



Anchor Retailers

Enhance the shopping experience

2



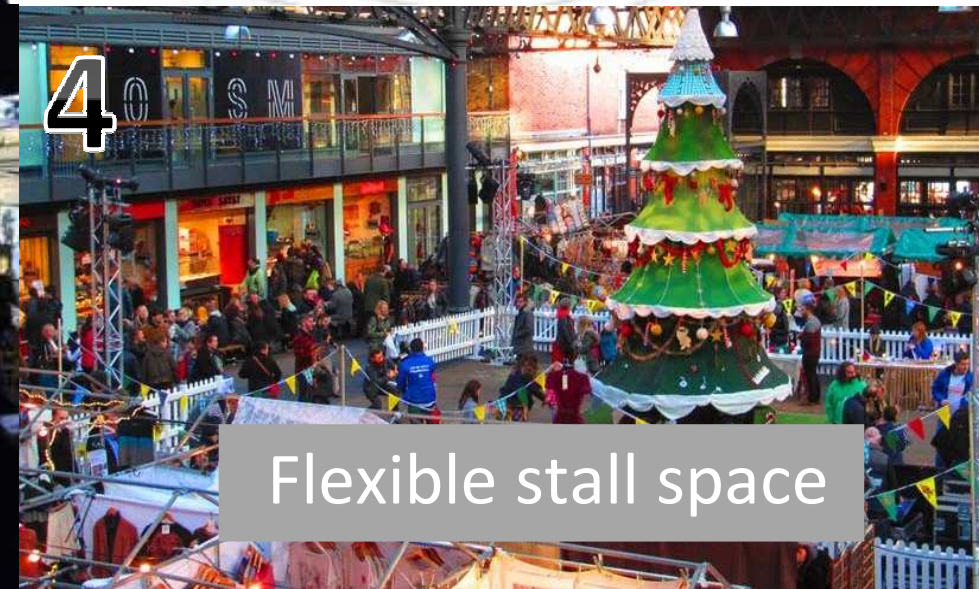
Clear Zoning

3



Day – Night Use

4



Flexible stall space

Proposed Design

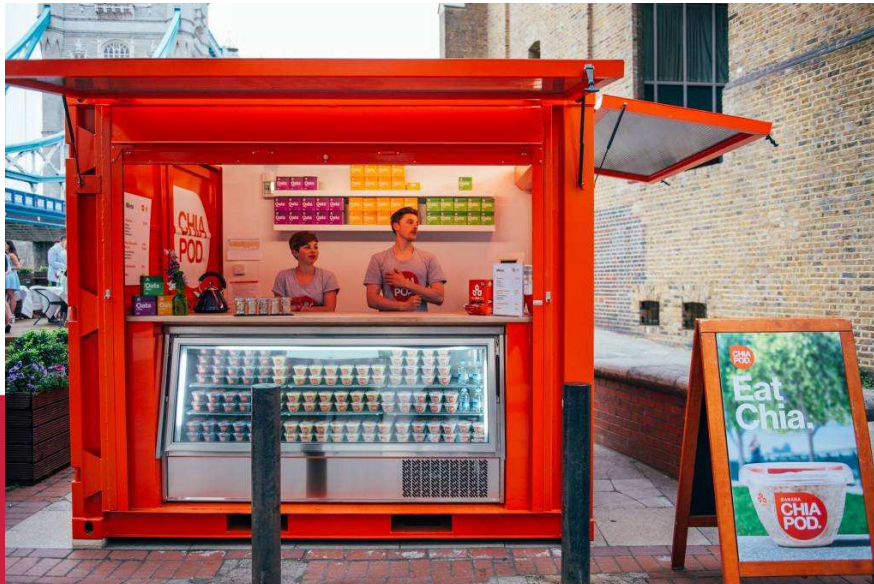
- Clear zoning within the market
- 10 cabins and 20 stalls in the Food Zone
- 4 cabins and 14 stalls in the Household Goods zone
- 4 cabins (including café) and 12 stalls in the Personal Goods Zone
- Trader Toilets and staff facilities to be located in retail shop



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<table border="1"> <tr> <td>DF 2</td> <td>15/07/2016</td> <td>DMPT</td> <td>AC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DF 1</td> <td>15/06/2016</td> <td>DMPT</td> <td>AC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Rev</td> <td>Rev. Date</td> <td>Purpose of revision</td> <td>Drawn</td> <td>Checked</td> <td>Issued</td> <td>Approved</td> </tr> </table> <p>This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.</p>	DF 2	15/07/2016	DMPT	AC				DF 1	15/06/2016	DMPT	AC				Rev	Rev. Date	Purpose of revision	Drawn	Checked	Issued	Approved		<p> 20ft CONTAINER</p> <p> 10ft CONTAINER</p> <p> STANDARD STALL</p> <p> CASUAL TRADER</p>	<p> FRESH WATER TANK ON BOARD</p> <p> WASTE WATER TANK ON BOARD</p> <p> FIXED METAL SEATING</p> <p> COFFEE SHOP SEATING</p>	<p>JACOBS <small>18 Boulevard de Charleroi, CS 1000 Tel: +32(0)41 206 2011 Fax: +32(0)41 206 2100 www.jacobs.com</small></p> <p>Client: WOLVERHAMPTON CITY COUNCIL</p> <p>Project: MARKET SQUARE</p>	<p>Drawing title: WORKSHOP A SITE PLAN</p> <p>Drawing status: DRAFT</p> <p>Scale: 1:100 @ A3 DO NOT SCALE</p> <p>Drawing number: /A/303.001</p> <p>Rev: DF 2</p>
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DF 1	15/06/2016	DMPT	AC																							
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Issued	Approved																				

Cabin Examples



Cabins at Shepherd's Bush Market



How Cabins Might Look in Market Square...



How Cabins Might Look in Market Square...

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How Cabins Might Look in Market Square...



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Cabin Design

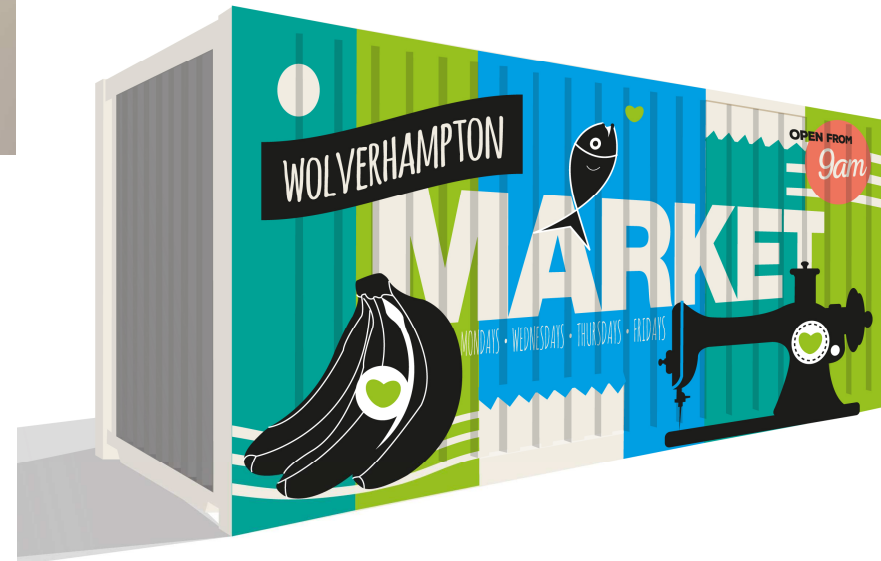
Mock up of Meat & Fish Cabin frontage



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- These represent Initial thoughts on the branding of the cabins from initial discussions with Communications Team and Jacobs
- Working with Communications, Jacobs and the Market Traders to firm up the colour scheme and branding of the cabins

Mock up of Reverse of Meat & Fish Cabin



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Market Trader Relocation – Timeline

Milestone	Date
Executive Team	20 th July 2015
Wider Councillor Consultation (Ward Councillors)	W/C 20 th July 2015
Traders Review	W/C 20 th July 2015
Vibrant and Sustainable City Scrutiny Panel	23 rd July 2015
Public Consultation – Non Stat	27 th July 2015
Cabinet (Resources) – delegated approval to award contract.	28 th July 2015
Market Design Signed Off	11 th August 2015
Planning Application Submitted	18 th August 2015
Markets Tender Issued	18 th August 2015
Tenders Returned	15 th September 2015
Tender Evaluation Complete	22 nd September 2015
Planning Application Approved	29 th September 2015
Successful Tender Approved	29 th September 2015
Market Square Works Completed	7 th January 2016
Traders Relocate From Market Hall	18 th January 2016

- Planning application and Tender process to be run in parallel

Next Steps

- 6th July – 23rd July Internal updates:
 - SEB,
 - Cabinet Resource Panel – Delegated Approval to Award
 - Vibrant and Sustainable City Scrutiny Panel
- 23rd July – 11th August External updates:
 - Market Trader Representatives,
 - Public consultation
- 18th August
 - Submit planning application
 - Issue Tender