

Vibrant and Sustainable City Scrutiny Panel 23 July 2015

Report title	Relocation of Wolverhampton Indoor and Outdoor Market	
Cabinet member with lead responsibility	Councillor Steve Evans Cabinet Member for City Environment	
Wards affected	All	
Accountable director	Nick Alderman, City Environment	
Originating service	Commercial Services	
Accountable employee(s)	Chris Huddart	Head of Service
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Report to be/has been considered by		

Recommendation(s) for action or decision:

1. The Panel is recommended to review and provide feedback on the proposed layout and branding for Wolverhampton Market.

Recommendations for noting:

1. The Panel is asked to note timeline for the relocation of the market.

1.0 Purpose

- 1.1 To brief the Panel on proposals the arrangements for relocating Wolverhampton market to support the delivery strategy for the Westside regeneration project and provide feedback on the proposed layout and branding to be presented at the meeting, in order to finalise proposals in preparation for the submission of the planning application.

2.0 Background

- 2.1 The current provision at Wolverhampton market comprises of an indoor hall with 88 general stalls, 19 food hall stalls; an open market with 46 stalls, 13 shop units; associated storage and car parking.
- 2.2 Market Services have reviewed case precedents for markets relocation with a view to developing a relocation plan. Regular meetings are being held with trader representatives to ensure all existing traders are up-to-date on proposals and timescales.
- 2.3 The relocated market will have provision for up to 70 stalls that will need to accommodate traders relocated from the current indoor market as well as the existing outdoor traders. This represents an overall reduction in the number of stalls but is aimed at providing a higher quality offer of trade lines and securing licence/lease agreements with traders to support the sustainability of the market.
- 2.4 Initial feasibility work focused on producing a cost model for the use of two vacant units in London Place that could provide accommodation for up to 12 traders from the meat and fish hall. The financial model for this proposal to be sustainable required an increase in fee levels for the traders in the region of 40% when compared against their current payments.
- 2.5 The option to occupy London Place was discussed with traders in January 2015 and they agreed not to progress this option. An alternative option for the provision of units on Markets Square to operate alongside the existing outdoor traders as an interim provision was also discussed. The traders agreed that this approach would enhance the shopping experience for customers, by having all the stalls in a single location and requested that further feasibility work be undertaken on this option.
- 2.6 The relocation on Market Square is an interim solution prior to a permanent home for the market being determined as part of discussions with potential developers for Westside. This process will involve further discussion with the traders and the traders will be informed of progress with the marketing process.

3.0 Progress

- 3.1 Proposals for the relocation of the indoor market to Market Square are close to conclusion and there has been prolonged engagement with market traders to establish their requirements and ensure these are met.

The markets manager has completed one to one meetings with all the traders (indoor and outdoor) to record their ideas about the layout and space requirements of the proposed new market. Where appropriate provisional lease terms applicable to their occupation going forward have also been discussed.

3.2 The strategy aims at improving the quality of the market offer by having a balance of trade lines that is dependent upon key anchor tenants from the meat/fish, fruit and vegetable, household goods and textiles trades. The proposed option includes clear zoning covering food, household and personal goods trade lines that will assist customers in locating the stalls they are seeking. This will improve pedestrian flows through the market to enhance the customer experience and enhance trader revenues.

3.3 The initial design and layout of the relocated market has been subject to review with a specialist market design and operations consultancy and the project manager for the Westside regeneration project. The plans that will be tabled at the meeting incorporate the following:

- 1) A design that reflects best practice in outdoor markets that includes the zoning of market stalls according to their trade line.
- 2) A retail unit has been identified as a value for money option for providing management and frontline staff facilities
- 3) Enabling works will be minimised by using existing power towers and other, existing pop up electricity units
- 4) Use of self-contained water supply with mains drainage connection for the meat and fish cabins only.
- 5) Options for branding of the cabins are under development that is consistent with the councils branding.
- 6) Approach for the engagement of traders in the marketing of Westside 1 and 2 to be finalised and included in trader review meeting in July

3.4 Corporate Landlord (Estates & Valuation Team) has issued formal notices to existing lease holders on the site formally terminating their agreements from January 2016. All lease holders, have been kept fully up to date on progress and the Council is assisting all tenants in finding alternative accommodation both within the new design and elsewhere within the City Centre. Tenants have been advised of their legal rights and are aware of the critical deadlines with plans to ensure continuity of their businesses well advanced.

4.0 Timetable

4.1 Governance arrangements for the decant of Heaton House have been established and a timetable for the relocation of the market traders is outlined below.

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

4.2 The timescales indicated above for the relocation of the market are subject to securing the necessary statutory consents such as planning permission. In addition, traders have been briefed on the proposed timetable and they are satisfied that it will not impact on their peak trading period prior to Christmas.

5.0 Financial implications

5.1 There is an approved budget of £983,000 to cover the costs of the relocation of the indoor market and the proposals contained in this report are within budget allocated. [MF/09072015/K]

6.0 Legal implications

6.1 By virtue a Royal Charter granted to Wolverhampton by King Henry III in 1258, there is an obligation upon the Authority to hold a weekly market. Such an obligation could only be extinguished by seeking sponsorship of a private Act of Parliament. Common Law would dictate that the size of the market would be of such size as is convenient for all those who would wish to buy and sell thereat. Provided that a facility is provided for a market, there is no bar to relocation of the market venue within the City centre. Any relocation should only be considered after consultation with stakeholders in order to minimise the possibility of judicial challenge. [Legal Code: TS/09072015/X]

7.0 Equalities implications

7.1 The Westside regeneration project is will be supported by a full Equality Analysis that will allow all stakeholders to negotiate a process that will comply with the Public Sector Equality Duty as created by Section 149 of the Equality

8.0 Environmental implications

8.1 There are no Environmental implications contained in this report.

9.0 Human resources implications

9.1 There are no human resource implications contained in this report.

10.0 Corporate landlord implications

10.1 Heantun House has been considered and categorised as an asset to be used to develop and realise projects and programmes of strategic importance to the City with an overview and endorsement from both Strategic and Operational Land and Property Boards under the Corporate Landlord Model.

11.0 Schedule of background papers

11.1 Westside Delivery Strategy – Exempt Amber Decision – Cabinets – 26 March 2014

11.2 Westside Delivery Strategy – Exempt Amber Decision – Cabinets – 10 December 2014