



## Belfast City Council

Report to:	Development Committee
Subject:	Estates Management – Markets
Date:	114 June 2008
Reporting Officer:	Marie Thérèse McGivern, Director of Development, ext 3470
Contact Officer:	Shirley McCay, Head of Economic Initiatives, ext 3459

### Relevant Background Information

#### Unit Lettings at Smithfield Market and St George's Market

The Development Committee at its meeting on 22 September 1999 granted the authority for the Director of Development, in consultation with the Chairman of the Development Department, to approve the terms of future lettings, subject to those terms being reported retrospectively, to the Development Committee.

#### Up-date - St George's Market

Introduction of Customer/Trader/staff suggestion box and Customer/Trader information board.

#### Retrospective consent - Unit 5 St George's Market

The Development Committee at its meeting on 22 September 1999 granted the authority for the Director of Development, in consultation with the Chairman of the Development Department, to approve the terms of future lettings, subject to those terms being reported retrospectively, to the Development Committee.

#### Re-decorating the exterior of Smithfield

The internal re-decoration of Smithfield Market took place in 2007 at a cost of £50,000.

The exterior of the building requires redecoration and BCC Facilities Management carried out a recent survey and has forwarded costs for this work (**Appendix 1**).

### **Key Issues**

#### Unit lettings at Smithfield and St George's Markets

The Committee is asked to note the letting of a unit in Smithfield Market agreed under the delegated authority of the Director of Development, in consultation with the Chairman of the Development Department:

#### Unit 20 – Smithfield Market – Hair styling, hair extensions, braiding and associated accessories.

Tenant: Mr Mark Webb,  
1 Dillions Avenue,  
Newtownabbey,  
BT37 0SU

Unit Size: 150 Sq Ft Ground Floor

Terms: £190.00 per Month

#### Update – St. George's Market

In April/May 2008 a customer/trader/staff suggestion box and information board were introduced to St George's Market. These were introduced after discussions between BCC Markets Officers, NMTF Trader Representatives and CFGM committee members. The suggestion box is checked regularly and all ideas are discussed fully with the representatives from the Friday and Saturday Markets. It was also recently used as a means of collecting ballots for the election of the Saturday CFGM committee representatives.

The information board informs customers, traders and staff of the entertainment [and](#)

and events planned during the year in St George's and Smithfield Markets. The board is also used to inform customers and traders about items relating to the various BCC Departments.

#### Unit 5 – St George's Market

The Committee is asked to note the change of name in the lease for Unit 5 St George's Market.

Approval was given in October 2007 to a further lease being granted to Messrs Philip McKee, Dean Irwin and Rachid Naji for the above unit. The lease has not yet been signed by the parties and approval under the scheme of delegated authority has been given by the Director of Development to a new lease in the names of Mr Phillip Gallagher, Mr Dean Irwin and Mr Rachid Naji.

Mr Phillip Gallagher will continue to sell fruit and vegetables within the shop unit and on stallage in the market attached to this particular lease. Mr Gallagher will also operate his coffee dock within Unit 5.

This will enhance the unit considerably with improvements to be carried out to the Unit and the assurance that the Unit will be trading six days a week.

Mr Gallagher has considerable business experience trading as 'Javaman', and his trading within the Unit will be an enhancement to the retail offer at St George's

#### Redecorating the exterior of Smithfield Market

Last year the Development Committee approved the full interior decoration of Smithfield Market, this included shop fronts, mall area, staff offices, toilets etc. This enhanced the interior of the building. During recent discussions between BCC Market officers, Councillor Michael Browne and Smithfield Tenants it was agreed that BCC would look at external decoration of the Market.

On behalf of the Development Department's Markets Unit, BCC Facilities Management Building Services carried out a survey for the exterior re-decoration, please see copy of costs attached as **Appendix 1**.

Some of the vacant premises facing Smithfield in Winetavern Street; have recently been let. Due to these lettings and re-decoration externally; this has assisted in the improvement of this part of the area.

#### Resource Implications

##### Financial implications

The proposed redecoration has been estimated at approximately £8,000. This amount is covered in the current Markets maintenance budget.

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<b>Recommendations</b>
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- To note the terms of the lettings, set out above.
- To note the contents of this report and up date on St George's Market
- To approve the redecoration of the exterior of Smithfield market at a cost of approximately £8,000.

<b>Key to Abbreviations</b>
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NMTF – National Market Traders Federation CFGM – City Food and Garden Market
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# APPENDIX 1

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## Estimate for Redecoration of Exterior of Smithfield market

### Metal Grilles, gates & railings

Remove all existing corrosion and mill scale, along with all surface contaminants such as dirt, oil and grease. Existing coatings should be removed to a sound base.  
Ensure that the substrate is dry at the time of painting and that condensation does not affect the surface during the drying of the various coats.

<u>M60/448/1</u>	<u>General surfaces: metal - Wire brush</u>	<u>£4.24</u>	<u>222Sqm</u>	<u>£</u>	<u>941.28</u>
	<u>Prime undercoat and gloss paint as Crown High Performance gloss finish system or other equal and approved.</u>				
<u>M60/559/3.4.5</u>	<u>Plain open railings, fences or gates</u>	<u>£10.62</u>	<u>222Sqm</u>		<u>2,357.1</u>
<u>M60/560/3.4.5</u>	<u>Isolated surfaces n.e 300mm girth</u>	<u>£3.82</u>	<u>518 m</u>		<u>1978.1</u>
<u>N60/561/3.4.5</u>	<u>Isolated areas not exceeding 0.50m<sup>2</sup></u>	<u>£4.72</u>	<u>48 Nr</u>		<u>226.1</u>
				<u>£</u>	<u>5,504.2</u>
	<u>ADD Updating indice</u>		<u>25.60%</u>		<u>1409.1</u>
					<u><b>£6,913.1</b></u>
			<u>Say</u>		<u><b>£7,000.1</b></u>
	<u>NOTE: Gutters &amp; Downpipes - Allow additional approx</u>				<u><b>£1,500.1</b></u>

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