



## Belfast City Council

<b>Report to:</b>	Development Committee
<b>Subject:</b>	Markets
<b>Date:</b>	13 January 2010
<b>Reporting Officer:</b>	Shirley McCay Acting Director of Development ext 3459
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### Relevant Background Information

The issues covered in this report are:

1. Stall & Hire Fees
2. Burglaries in Smithfield

### Key Issues

#### 1. Stallage and Hire Fees Increase

##### A) Friday and Saturday Markets:

The present fee of £12.00 per pitch i.e. one x 8ft x 4ft table plus £3.00 for an electricity supply, was agreed by the Development Committee on 22 March 2006 and subsequently ratified by Council. Previously, a fee of £10.00 per pitch had been charged after the refurbishment in 2000. The Development Committee also approved in March 2001 a Stall Discount Scheme for the hiring of multiple stalls and, in October 2004, a 25% incentive discount for those paying in advance.

The Markets Development Officer has consulted with representatives of the Belfast Branch of the National Market Traders Federation (NMTF) and Saturday Traders Committee (STC) with regard to a rise in stall prices. The NMTF and STC recognise that no price increase has been applied since April 2006 and acknowledge that a rise in fees is due.

NMTF representatives have indicated to Council Officers that a rise from £12.00 to £13.00 per pitch (a rise of £1.00) would be acceptable to traders in both the Friday and Saturday Markets.

Currently electricity is charged at £3.00 per socket regardless of the number of appliances plugged in to the supply. It is recommended that a fairer system would be to keep the charge at £3.00 but to charge per appliance rather than per power supply. This will also enable the Market staff to better control and monitor electricity usage.

**B) Multiple Stallage:**

It is also recommended that discount rates for hiring multiple pitches remain as previously approved. Traders hiring 4 or more stalls are to continue to be granted the following discounts:

Stalls:	Discount:	Equivalent to:
4	£6.50	half stall
5	£13.00	one stall
6	£19.50	one and half stalls
7	£26.00	two stalls
8	£32.50	two and half
9+	£39.00	three stalls

The Friday Market is full and there are over 67 traders on a waiting list for a pitch. The Saturday Market has grown from 55 stalls, when launched in September 2004, to over 150 stalls today, however, incentives to commit to weekly trading are still required. It is therefore recommended that the incentive of 25% discount for booking and pre-paying per quarter be continued.

**C) Specialist Markets:**

The Council currently promotes and operates 3 specialist markets throughout the year at St George's. These specialist markets, such as the Craft Fairs, incur additional promotion costs to the Council. This promotion comprises activities that would not normally fall within the remit of the Market, such as customised advertising, live entertainment, extra staffing and children's entertainment. Based on previous specialist market's costs, it is estimated that these events cost Belfast City Council approximately £45.00 per stall to operate. The current charge per stall at specialist event markets is £50.00.

It is recommended that stallage for these specialist markets is revised to £60.00 per pitch per day and £3.00 for each electrical appliance.

**D) Event Hire Fees:**

The event hire fees for St George's Market were last reviewed in April 2006 and it is recommended that they be increased by approximately 10% across the board.

Resource Implications

The proposed rise in stallage and hire costs would give additional income to the Council and help cover the Market's operational costs.

Recommendations

- Raise the price of a stall from £12.00 to £13.00 per market day and electricity to be charged per appliance
- Continue with the stall discount rates for hiring multiple pitches as outlined
- By way of incentive to trade every Saturday and for the next financial year to continue with the 25% incentive discount in return for booking and prepaying for a full quarter's Markets (13 weeks).

- To approve the fee of £60.00 per stall for the Craft Fairs and any other specialist niche markets organised in St George's Market by Belfast City Council
- To agree to increase the hire fees for events in St George's Market by 10%
- The Committee is further recommended to agree that the revised stall and hire fees apply from 1 April 2010 and to be reviewed again in 2 years time.

Decision Tracking:

Following approval Markets Management will introduce new rates from 1 April 2010  
Time Frame: February 2010. Reporting Officer: Shirley McCay

2. Burglaries in Smithfield:

In October and November 2009 there were a series of break-ins at Smithfield Market. Three of these burglaries occurred over a two week period and resulted in a lot of damage being caused, stock stolen and concerns being raised by tenants. Each time the intruders entered via different areas, twice by means of a lower level window roof area and twice by means of the clock tower. On one occasion slates were removed from the roof to try and gain entry. CCTV images were inspected and DNA samples taken after each incident. A series of meetings took place between Belfast City Council Officers, Smithfield tenants, PSNI, BCCM and G4S Security. Options of how to prevent any further break-ins were discussed. Recommendations included toughened safety glass fitted to the lower level window areas, an increase in security lighting and safety doors and glass fitted to those units most at risk.

Immediate action was taken and safety glass was fitted in the clock tower and lower roof level areas. Safety glass and doors were fitted to some units with the tenants enduring some of the costs. A double rota spike was also recommended (at a cost of £9750.00) along lower rear level of Smithfield and at each gable end to stop any intruders climbing onto the roof. The majority of this work was carried out by the Council's Building Services and/or one of their recommended contractors.

As a temporary measure it was agreed that night time security would be provided until all these extra security measures had been implemented. All the agreed extra security measures have been implemented except the rota spike and the extra security lighting for which should be fitted by early January 2010

Resource Implications:

Approximately £35,000 in costs for the extra security measures for Smithfield Market.

Recommendations:

The Committee is recommended to note the contents in this report on Smithfield Market security issues and the financial costs incurred.

Decision Tracking:

A updated report will follow after completion of extra security work  
Time Frame: February 2010. Reporting Officer: Shirley McCay

**Key Abbreviations**

- NMTF - National Market Traders' Federation
- STC – Saturday Traders' Committee
- BCC - Belfast City Council
- MDO - Markets Development Officer