



Belfast City Council

Report to:	Development Committee
Subject:	Markets
Date:	12 May 2010
Reporting Officer:	John McGrillen, Director of Development, ext 3470
Contact Officer:	Shirley McCay, Head of Economic Initiatives, ext 3459

Relevant Background Information

This combined report comprises two items:

1. Unit Lettings at Smithfield 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.

2. Requirement for mobile wash hand facilities

The Markets Unit currently supply a small number of mobile wash hand sinks to food traders who currently trade at the markets.

At a recent meeting with Environmental Health Food Safety Unit, Markets management were informed that to meet current Chartered Institute of Environmental Health requirements many of the food traders would need their own individual mobile wash hand sinks, due to possible risk of contamination and/or risk of food poisoning.

Key Issues

1. Unit lettings at Smithfield Market

The Committee is asked to note the letting of 2 units in Smithfield Market agreed under the delegated authority of the Director of Development, in consultation with the Chairman of the Development Department:

Units 15 – Smithfield Market – Sale of Antique and Collectable Toys

Tenant : James Gilliland Smithfield Market (previously in smaller Unit 22).
19 Oranmore drive,
Belfast
BT11 9LD

Unit Size: 426 sq ft Ground Floor
220 Sq Ft Mezzanine First Floor

Proposed Use: Retail of antique and collectable toys

Terms: £520.00 per month

Unit 22 – Smithfield Market. - Sale of Confectionary

Tenant : David Montgomery
8 Brooklans Gardens
Whitehead
BT38 9RS

Unit Size: 150 sq ft Ground Floor

Proposed Use: Retail of Confectionary

Terms: £180.00 per month

2. Requirement for mobile wash hand facilities

The Markets Unit currently supply a small number of mobile wash hand sinks free of charge to food traders at the markets, these sinks have been in use for a number of years. One unit is shared between two or three traders. At a recent meeting with Environmental Health Food Safety Unit, Markets management were informed that to meet current Chartered Institute of Environmental Health requirements many of the food traders need to have use of individual mobile sinks, not shared use, due to possible contamination or risk of food poisoning. Food Safety has advised Markets Management that it is the responsibility of the trader to supply their own mobile sinks. Food traders' regulations require them to have proper washing sinks at their stall when trading. An alternative recommendation was that the Markets Unit could look at purchasing new sink units and rent them to the traders. A letter will be sent to all food traders informing them of their food safety requirements, and Environmental Health Food Safety officers will also inform the traders concerned.

Markets management has investigated the cost of new mobile sinks and they are around £650 per unit, depending on type. As this is a food safety requirement traders could be offered the following:

Option 1

Traders provide or purchase their own mobile sink which they bring to and remove from the market at end of each day of trading. Any mobile sink provided by a trader would have to comply with current Chartered Institute of Environmental Health (CIEH) standards.

BCC Environmental Health Food Safety officers would check compliance as part of their food safety visits to the market.

Option 2

Markets management will seek to purchase 40 mobile sinks at £650 per unit and rent the unit to the trader at a cost of £5.00 each trading day (this fee will include electricity of £3.00).

If all 40 mobile sinks were rented out at each Market day, Council would recoup the initial expenditure within eighteen months.

Markets Management will write to all food traders concerned and inform them of the new Environmental Health requirements and the time lines involved. Markets management are working closely with Environmental Health Food Safety on this issue

Resource Implications

It is anticipated that the initial outlay of £26000 would be recouped within 2 years. Monies are currently available from the 2010-2011 budget.

Recommendations

It is recommended that the Committee agrees to the purchase of 40 new mobile units and further agree to rent the units to the Markets Traders at a fixed fee of £5.00 per unit per trading day (inclusive of electricity).

Decision Tracking:

Further to agreement the Markets Development officer will purchase additional wash hand units for rental to Markets traders.

Time Frame: May 2010

Reporting Officer: Shirley McCay

Key to Abbreviations

MDO - Markets Development Officer

BCC – Belfast City Council

CIEH – Chartered Institute of Environmental Health