



Report to:	Development Committee
Subject:	External Market Applications
Date:	20 August 2013
Reporting Officer:	John McGrillen, Director of Development, ext 3470
Contact Officers:	Shirley McCay, Head of Economic Initiatives and International Development, ext 3459

1	Relevant Background Information
1.1	Belfast City Council has exclusive rights to hold markets in Belfast. Anyone wishing to operate a market or car boot sale within Belfast must apply to Council for permission.
1.2	There are 2 types of market applications; commercial and charitable. The administration fee is £50 for a one off market application and £100 for an application to hold multiple markets. There is also a fee per stall per market held (Appendix 1). As per the charitable application, organisations can request to Council to discount or waiver the application and any stall fee.
1.3	The Markets Unit has received 2 requests to operate external Markets, these requests are from Folktown Community Interest Company (CIC) and Fine and Dandy.
1.4	<u>Folktown CIC.</u> Folktown CIC, 48 King Street, Belfast, BT1 6AD are registered as a 'social enterprise' not-for-profit organisation who wish to encourage and facilitate the revitalisation and regeneration of Folktown in Bank Square, Belfast City Centre.
1.5	They wish to hold 42 weekly markets per year in Bank Square. These will take place every Thursday from 5 March to 17 December 2015, opening hours will be from 12pm to 8pm. There will be a minimum of 25 stalls up to 31 stalls each week.
1.6	<u>Fine and Dandy.</u> Fine and Dandy are a new company and recently operated a small market of 18 traders on Sunday 30 June 2013 in The Crescent Arts Centre, University Road, Belfast. Permission for this small market was granted under 'Delegated Authority' by the Director of Development as there were less than 20 stalls, thus classed as 'deminimus'.

	<p>Due to its success, Fine and Dandy have requested permission to hold some additional markets. Two will be in July and August and will be under the 20 stalls limit and so can be granted under Delegated Authority. However, demand for extra stalls has been made for markets that will run from September to December 2013. These will have between 25 and 30 stalls, which is over the 'deminimis' level and requires Council approval.</p>
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2	Key Issues
2.1	<p><u>Folktown Community Interest Company Market In Bank Square.</u> The Regeneration of the Bank Square area by the Department of Social Development (DSD) should be finished by November 2014. Folktown CIC wish to apply to operate 42 markets on a Thursday from 12.00pm to 8.00pm in Bank Square, Belfast City Centre. The market will have a mixture of crafts and food and in year 1 they plan to have between 25 and 31 stalls in attendance. Folktown CIC hopes to start their markets on Thursday 5 March 2015 and operate the 42 markets weekly taking them to 17 December 2015 and then operate approximately at least 42 markets each year thereafter.</p>
2.2	<p>Discussions have taken place between Folktown CIC, DSD, Department of Regional Development (DRD) Roads Service and BCC Officers on the regeneration of Bank Square and ideas such as underground electrical power points have been planned as part of the refurbishment. These power points will assist in feeding electric not only to any planned market but also other forms of entertainment.</p>
2.3	<p>Folktown have received verbal and written support for this market from retailers, restaurants and churches in the immediate vicinity.</p>
2.4	<p>As part of assistance in a start up of this market, the DSD have agreed to make a £8400 contribution in kind; offering free rental of Bank Square (in light of the CIC's not-for-profit status). There is also an estimated contribution of £10k (which DSD might be asked to contribute for the promotion of community related activities, including the markets in the Square), although this has not been secured at this point.</p>
2.5	<p>Folktown CIC is not a registered charity but is registered with the CIC Regulator and is a not-for-profit organisation.</p>
2.6	<p>Folktown aim to charge a fee of £30 per stall per market but in year 1 as an incentive to get traders involved they aim to charge traders £20 per stall. Year 1 is estimated to bring in income for Folktown CIC between £21,000 and £26,040, depending on final number of traders attending each week.</p>
2.7	<p>Folktown have made three requests:</p> <ul style="list-style-type: none"> A. To have a market licence B. To have their licence application and stall fee waived and C. To receive financial support to set up their market, including 1st year administration and running costs. These costs include. <ul style="list-style-type: none"> 1. Public and Employee liability Insurance, 2. Sundries such as telephone, internet, stationery and postage 3. Market management and event team wages 4. Waste collection

	<ol style="list-style-type: none"> 5. Portable toilet facilities and cleaning of same, 6. Street Cleansing 7. Electricity costs 8. 2 x Security personnel 9. Office rent 10. Electricity and heating of office 11. Accountant and legal fees
2.8	<p>Capital outlay costs include:</p> <ol style="list-style-type: none"> 1. Purchase of 35 Market stalls 2. Purchase of Waste bins 3. Business plan, research and consultancy fees 4. Design and architect fees 5. Purchase of a computer and printer,
2.9	Recommended responses to Folktown CIC Application
2.10	<p>A. To have a Market licence:</p> <p>Granting a licence is proposed as acceptable due to the following:</p> <ul style="list-style-type: none"> - The potential of developing and regeneration of the area - It has support of local retailers - Their aim is to work with local producers and suppliers - They aim to provide, (in year 2 and in partnership with the traders) workshops and educational events for the general public, in healthy cooking and eating. - They will seek to reduce anti-social behaviour. - It provides job and work opportunities - They provided an acceptable business plan and other relevant paperwork as required in markets policy - No other request to operate a market in this area
2.11	<p>B. To have Licence and stall fees waived:</p> <p>Folktown Community Interest Company havehas, as part of their application, requested that they have any payable fees waived on charitable grounds. Within the charitable application from Council can make concessions and waive fees on a case by case basis. However Folktown CIC are not registered as a charitable organisation but are registered as a not-for-profit social enterprise organisation. Therefore it is recommended that the licence and stall fees are not waived as it is not a charitable organisation.</p>
2.12	<p>C. Funding Support:</p> <p>Folktown CIC has asked BCC for financial support of £70,078 to cover start up costs and year 1 running costs for this new business venture. The Council does not currently operate any grant scheme that could be applied to this request and there is no policy for dealing with these situations. Approving the funding could lead to further requests of support from other CIC's and Social Enterprises across the city. Therefore it is recommended that Council does not accede to this request.</p>

2.13	Recommended responses to Fine and Dandy Application:
2.14	<p><u>Fine and Dandy Market</u></p> <p>Fine and Dandy held their first market on 30 June 2013 in The Crescent Arts Centre, where 18 stall holders attended. Such was the success that they have requested to operate this Sunday market once per month from July to December 2013. These markets will be held on the last Sunday of each month except December where a date has to be finalised.</p>
2.15	The markets in June and July were under 20 traders (as will August market) and classed as 'deminimis'. Permission to hold these was granted under 'delegated authority' by the Director of Development. They have used this market to allow some art/craft students to trade to help promote their new goods.
2.16	Fine and Dandy have paid the £100 multiple market application fee and the £6 per stall fee for the small market in June. Due to demand from some craft traders, Fine and Dandy wish to increase the size of their market to over 20 (between 25 and 30) from September until December 2013. As this is above the 20 stall limit, permission is required from Committee.
2.16	Fine and Dandy have supplied the relevant details such as insurance and any food traders' food safety registration details. Therefore it is recommended that Council agrees to the granting of a licence to Fine and Dandy until December 2013.

3	Resource Implications
3.1	Folktown CIC - Potential income approximately £6500-pa to Council.
3.2	Outlay of £70,078 if Committee choose to support Folktown's request, which is not currently in the budget.
3.3	Fine and Dandy - Potential income of approximately £1100 up to December 2013.

4	Equality and Good Relations Considerations
4.1	There are no Equality and Good Relations considerations attached to this report.

5	Recommendations
5.1	<p>Members are asked to approve on the following:</p> <ol style="list-style-type: none"> 1) To grant a market licence to Fine & Dandy Market up to December 2013 2) To grant a market licence to Folktown CIC 3) To not accede to the request of Folktown CIC to waive all or part of the application and stall fees 4) To not accede to the request of Folktown CIC of £70,078 outlay.

6	Decision Tracking
An evaluation report will be brought to Committee in due course.	
Timeframe: September 2013 Reporting Officer: Director of Development	

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7	Key to Abbreviations
CIC – Community Interest Company BCC – Belfast City Council DRD – Department of Regional Development DSD – Department of Social Development	

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8	Documents Attached
Appendix 1 – Market stall fees Appendix 2 – Markets Policy	