

REPORT OF LIVING IN HACKNEY SCRUTINY COMMISSION

**REVIEW OF MARKET PROVISION
IN HACKNEY.**

16TH JANUARY 2006

Classification

Decision

Enclosures

Appendices 1-4

AGENDA ITEM No

6

1. Introduction by the Chair Councillor Eric Ollerenshaw OBE.

The Living in Hackney Scrutiny Commission chose to undertake a review into Market Provision across the borough commencing in June 2005. The Commission was aware that the situation was previously poor both in terms the operational situation at the markets and relations between traders and Trade Associations and the Council and its Officers. The Street Market Strategy is therefore welcomed by all parties as an attempt to address this. Through this review the Commission aims to promote and encourage the work of the Council and the Markets Team and work with the local community to develop and enhance market provision across the borough.

It has been an interesting and productive Scrutiny review with a high level of engagement and participation. Over the course of the review it has been clear that the Council is dedicated to improving and regenerating the markets and is keen to improve and foster positive working relations with traders and trade associations. The emphasis has been on consultation and continuous discussion in an attempt to make targeted, relevant and constructive changes that will have the support of market traders and officers at all levels.

I feel that the review has been particularly successful in achieving its objectives as highlighted in section 3, and has provided an appropriate and constructive forum for a discussion of issues that have on occasions proved contentious and complex. The Commission feels confident that progress has, and is being made on immediate operational issues and also in planning strategically for the medium and long term future of the markets. In addition to this the Scrutiny review has encouraged and fostered a new culture of openness and transparency in relations between the Council and Hackney's market traders which has made this progress possible. The Commission will continue to monitor the implementation of its own Scrutiny Recommendations and the Market Strategy as a whole.

A number of months have elapsed since the review began and this has meant steps have been taken and improvements have already been made. The Commission welcomes these, and trusts that the recommendations we make will ensure further improvements and investment in the Markets across the borough.

2. Background

- 2.1 Nationally Markets as retail establishments have declined in recent years, partly due to the increase in the network of supermarkets and out of town shopping centres. There is a general concern over the erosion of local town identities that is reflected in advice from the Office of the Deputy Prime Minister which recognises the valuable contribution to local choice, diversity and local economies that street markets can provide. The planning guidance issued earlier this year encourages local authorities to *'seek to retain and enhance existing markets and where appropriate re-introduce and create new ones.'* There is clear Government support for more investment in local Markets to ensure they remain competitive and attractive to local shoppers and contribute to local economies.
- 2.2 Hackney's Markets have a rich history and have been part of community life for centuries. Hackney has a number of street Markets across the borough, such as the Markets at Ridley Road, Broadway and Hoxton which provide many diverse and valuable shopping opportunities for the community. In terms of Hackney's local economy, the markets contribute to and compliment retail across the borough.
- 2.3 Previously the Council's financial difficulties have meant that the markets have not received the support and attention needed and a number have shown significant decline over recent years. The Council is committed to encouraging and promoting the markets and seeks to address many long standing problems that have led to this general decline in trade and poor relations with the Council.
- 2.4 The Councils approach to the boroughs markets is underpinned by the regulations pursuant to section 27(3) of the London Local Authorities Act 1990 which prescribe standard conditions applicable to street trading licences. These detail the role and responsibilities of the Council in regards to Markets and Market traders. They cover licences, health and safety matters, pitch regulations, timings and trading days, refuse – storage and collection, equipment and stall storage, charges and prosecutions. (appendix 1). The Markets Team have undertaken a complete review of operational and strategic policies concerning the boroughs markets and will produce a comprehensive strategy to address historical issues and those highlighted by a month long consultation exercise.
- 2.5 The Living in Hackney Scrutiny Review was conducted to run concurrently with this consultation exercise in order to provide an additional forum for discussion that will feed into the final Market Strategy and provide recommendations that will contribute to the development of policy. The Commission's review has focussed on Ridley Road, Hoxton and Broadway Markets, but has also looked at Kingsland Waste, Well Street and Chatsworth Markets and some of the Independent Farmers Style Markets and Food Co-operatives that operate across the borough.

3.0 Objectives

3.1 In the Living in Hackney Scrutiny Commission meetings at the beginning of the year, Market representatives and traders had raised concerns over a number of common issues. They felt that these issues, such as crime, fees and poor communication with the Council were adversely affecting trade, relations and further development of the markets, borough wide.

The Council's Marketsteam had undertook to review Hackney's Street Market policies and subsequently develop a two part approach comprising of establishing robust regulatory processes in order to provide strong foundations for the second stage which involves the development of a formal Markets Strategy with the long term aims of regeneration and sustainability. It was the Commission's aim that the Scrutiny review would assist and support the consultation exercise, in particular that was being carried out, which would therefore feed into the overall project being carried out by the Council's markets team.

3.2 The Commissions objectives were as follows.

- To gain a clear understanding of the current state of markets across the borough, issues that affect the markets and the reasons that lay behind the decline in recent years.
- To provide a forum for discussion between the Council and representatives from the Markets and to feed into the wider consultation being carried out by the Markets team as part of the Hackney Street Markets.
- To investigate the areas of concern raised by traders and the Markets team and determine how improvements may be made to address these.

3.3 The aims and objectives were achieved through a series of evidence gathering sessions at which Commission Members were joined by relevant Council Officers, Traders and other Community representatives such as, residents, shoppers and officers from the Police and Community Safety Team. In addition Officers and Members carried out a series of site visits which were instrumental in identifying many of the problems faced at the markets and allow the Commission to see first hand the impact on trade and traders.

3.4 These took place as follows:

- 14th June 2005 – Stage 1. Parking.
- 25th June 2005 – Site visits to Hoxton and Broadway Markets.
- 12th July 2005 – Stage 2. Crime and Enforcement; Health and Safety, Review of the Cleaning Service Level agreements and Feedback from site visits.
- 13th September 2005 – Stage 3. Fresh Produce, Organic and Farmers Market Discussion; Kingsland Waste Paper and Finance and Fees Structures.
- 30th September 2005 – Ridley Road Market site visit.
- 10th October 2005 - Parking Part 2; Finance and Fees Part 2; Kingsland Waste Interim Update.
- 14th November 2005 – Market Trader and Officer Meetings feedback; Kingsland

Waste interim update and Market Strategy Consultation Exercise results and Scrutiny Review Report.

- 13th December 2005. Street Market Strategy; Scrutiny Review Report and Kingsland Waste Interim Update.

- January 2006 – Living in Hackney Scrutiny Review into Market Provision, formal sign off.

- 3.5 As the review progressed it became apparent that there were other issues that required investigation and areas that would benefit from additional discussion. Details of these items are contained in the body of the report.
- 3.6 The outcome of the review and recommendations made will feed directly in to the Market Team's Hackney Street Markets Strategy.
- 3.7 The Commission were aware that as the review was ongoing for a number of months, it was a possibility that some of the operational issues could be tackled and even resolved before the review was concluded. This would therefore reduce the number of final recommendations made by the Commission. Any achievements made prior to the end of the review were felt to be productive and beneficial and would contribute to the overall success of the review. Details of these are documented in the body of the report.
- 3.8 The Final Market Strategy was to be completed by December 2005. To enable the Living in Hackney Scrutiny Commissions recommendations to be incorporated in the final report the Commission will provide its conclusions and recommendations by January 2006. The Market Strategy will then go to Regulatory Committee in January, before passing to Cabinet in February 2006 alongside the Scrutiny Report.

4.0 Comments of the Monitoring Officer

There were no Monitoring Officer comments.

5.0 Comments of the Financial Controller

There were no Financial Controller comments.

6.0 Recommendations^{*1}

● Health and Safety and Waste

- 6.1 **The Commission recommends** that communication lines are established between the Council and Ridley Road shopkeepers and the leaseholder /s to alleviate many of the issues of contention between the shops, traders and the Council, for example waste / collection / health and safety etc. (10.3.1.iv)
- 6.2 **The Commission recommends** that the Health and Safety Report recommendations be incorporated into the final Street Market Strategy. Specifically the adoption of point '**2.4 Fire and Emergency**' as at present there is no formal emergency response plan and there has not to date been a formal fire risk assessment at any of the markets. (7.5.1)
- 6.3 **The Commission recommends** that recycling facilities are assessed and further facilities and areas are considered at all markets as identified and agreed at the site visits. The aim of this recommendation will be to support recycling at the borough's Markets. The importance of this and ways to minimise waste should be included in the proposed 'Starter Pack' for traders. (10.1.1.vi / 10.3.7. ix)

● Finance and Fees

- 6.4 **The Commission recommends** that each market's fee structures are reviewed and reassessed based on individual needs assessments. The Commission suggests that this would be complimented and enhanced through a benchmarking exercise across other London Boroughs on finance issue. The Commission strongly advises that this is done after a full review of all Commercial Waste Contracts for shops and businesses adjacent to, and in close proximity to, the markets. (8.3 / 8.4 / 8.5).
- 6.5 **The Commission recommends** that a standing Licensing Board should be convened that has a mechanism for casual and permanent traders to access advice and information, including the processes for granting and reviewing of licenses. Production of a clear concise reference document or leaflet should also be circulated, when the Strategy is finalised that details exactly how the system works. (8.2).
- 6.6 **The Commission recommends** the formulation of a Officer / Member Focus Group which will be convened in order to oversee the creation of the standing Licensing Board. The Focus Group will exist to specifically address the following points: purpose and terms of reference; membership; frequency of meetings; specific work plans and any additional strategic issues that may arise of a similar nature. The Focus Group will also be involved in the Review of Market Regulations which will be required once the final Market Strategy has been agreed. (8.3)

● Parking.

¹ Where a recommendation relates to a specific piece of evidence it will have a *. The following reference number relates to that particular information and its place in the body of the report.

- 6.7 **The Commission recommends** that the Parking Team should consider designated loading bays for traders in close proximity to the markets and increased facilities for disabled parking. This was discussed back in June when Commission was informed that Disability Hackney was currently lobbying the Council on this issue. (7.1.6 / 7.1.7)
- 6.8 **The Commission recommends** that new Traffic Management Orders are raised as part of the review of the Controlled Parking Zones to address the confusing situations regarding signage at Broadway and Hoxton. The Commission suggests this is undertaken with full consultation with traders to ensure a satisfactory outcome to settle the issue. (7.1.2)
- 6.9 **The Commission recommends** that Well Street 'Market' is considered as part of the longer term Market Strategy. The Commission would like, in particular, issues identified on the site visit concerning parking restrictions to be picked up. There is the potential to input parking restrictions which could support and encourage trade in the area which is currently in long term decline. (7.2.iv)
- 6.10 **The Commission recommends** that individual meetings are held in addition to the consultation drop-in sessions for the CPZ reviews that incorporate the Markets and surrounding areas. This will allow traders to inform the consultation and to register the views of themselves, fellow traders, residents and shoppers from the outset.
- 6.11 **The Commission recommends** that the possibility of annual Christmas Parking exemptions are considered by the Parking Team that would be evoked annually, subject to revision to take into account any changes or development of the roads around the market. (7.2.v)

• Crime and Enforcement.

- 6.12 **The Commission recommends** that methods of tackling crime at the Markets are reviewed in partnership with the Police and the Community Safety Team. It is supportive of promoting the use of CCTV in and around crime hotspots at the markets the way that Broadway have utilised the facility. Schemes similar to neighbourhood watch / pub watch for the Markets are to be encouraged with contributions and participation from the police. The Commission suggests that a positive step to achieving this end would be a regular police presence at the Trade Association meetings.
- 6.13 **The Commission recommends** ongoing monitoring of the Kingsland Waste Market situation. The Commission requests that a final report is presented to the Commission in March 2006 detailing action taken and what achievements, successes have been made as was agreed at the September Scrutiny Commission meeting. (7.3.10)

• General

- 6.14 **The Commission recommends** that the derelict and underused land at the 3 markets, as identified on the sight visits, that is currently Council owned are

investigated and either cleared and utilised or transferred to the control of the Markets Team to be allocated after consultation with traders. These include the area at Burbeck Mews, at the Ridley Rd site, the area at the top end of Broadway Market and the area of waste land behind the main market street at Hoxton. (10.11.ii / iii) (10.1.2 ii / 10.2.i / 10.2.v / 10.2. iii / 10.3.1 vii / viii).

- 6.15 In relation to point 14, **The Commission recommends** that the development potential for currently underused and spare land as identified above could be used to provide monies to direct back into the markets to provide additional sources of funding. This could be achieved either by sale or land redevelopment. Encouraging the growth of the surrounding infrastructure of the markets could also assist in increasing income by maximising pitch take up. No market currently has all available pitches leased. (10.11.ii / iii) (10.1.2 ii / 10.2.i / 10.2.v / 10.2. iii / 10.3.1 vii / viii).
- 6.16 **The Commission recommends** that the Markets Team considers areas of further market development including the future of Market provision for north of the Borough, taking into consideration the development of areas such as the Woodberry Down scheme. The value of themed markets and one off events etc should be considered as part of wider, long term initiatives that are focussed on overall regeneration promotion and long term sustainability of Hackney's markets. (9.3).
- 6.17 **The Commission recommends** that pitch sizes are reviewed. The Commission are aware that this has not been assessed since 1995 and feels that the nature and demands of the trader will have inevitably changed over the past ten years and that standards for pitches need to be established and communicated to all traders. This recommendation has particular relevance to Ridley Road Market where this is a problematic issue.
- 6.18 **The Commission recommends** that standard Christmas lights are provided for all markets across the borough annually from 2006.
- 6.19 **The Commission recommends** that once the Market Strategy is implemented a full analysis is undertaken of the borough's Markets, of a similar level and depth of the recent Retail Study, presented to the Commission in February 2005 which was conducted to assess the main shopping centres in the borough. The Commission feel that an analysis of this nature will be hugely beneficial in informing and shaping the Markets for the future. Full details of this Retail Study have been forwarded to the Markets Team.
- 6.20 **The Commission recommends** that the Street Market Strategy is reviewed in the appropriate Scrutiny Forum, six months after it is formally approved by Cabinet.

7.0 Findings and Evidence Taken.

7.1 Parking

- 7.1.1 Parking was the subject of the Scrutiny meeting held in June. It was taken as

the first item for discussion as the Commission was aware that it was going to be a large topic requiring much dialogue and it was possible that the Commission may need to return to it at a later date. Parking has been an historical problem for the markets that affect traders, shoppers and residents.

As such a major topic, The Commission expects that parking will be a main feature of the Market Teams Strategy. The Parking Team have a programme of reviews in place for the Controlled Parking Zones across the borough. These will necessarily include each of the markets and there surrounding areas. However the Parking Team were particularly keen to consult with traders, shoppers and residents to ensure the success of their CPZ reviews. The Commission understands that parking policy in and around the markets needs to reflect the fact that it is an area of retail and commercial usage, thus it should be a priority.

There are a number of historical issues that had not to date found a successful resolution.

- 7.1.2 Signage is a major problem at all of the three main markets. It is confusing, complex and can be incredibly difficult to understand. In many places it appears to be conflicting and this inevitably causes problems for traders, shoppers and resident, often resulting in fines and clampings which traders feel is adversely affecting trade. This does not encourage positive relations with the Council. Members and Officers were shown many examples of poor and misleading signage on the site visits made.
- 7.1.3 The Commission requested in June that Parking Officers were dispatched to assess the validity of the current signage, particularly at Hoxton and subsequently heard that according to the Traffic Management Orders in operation the signage was indeed correct, but admittedly unnecessarily complicated. There have also been incidents of vandalism of signs that serves to compound the problem of incorrect or confusing signage. It was agreed that new Traffic Management Orders would be devised and incorporated in the CPZ reviews. The Commission accept that Traffic Management Orders and CPZ reviews are complicated and often controversial and have to be carried out in a structured, measured fashion, which necessarily takes time. However they do produce results and are successful.
- 7.1.4 The traders expressed concern at what they see as the inconsistency of the allocation of fines. There had been rumours of corruption stories concerning traffic wardens. This coupled with what is perceived as uneven enforcement of regulations on a regular basis has resulted in worsening relations between traders, residents and the wardens.
- 7.1.5 The Commission learnt that the Parking Team take any breach of the regulations by Traffic Wardens extremely seriously. The Parking Team undertake 'mystery shopper' type undercover operations to ensure that officers adhere strictly to the regulations. The Commission welcomed this level of internal scrutiny and monitoring. In addition to this the Commission was informed that there has recently been a new contract issued across the country that has shifted the focus away from quantity of tickets and placed the emphasis on quality. Due to this the number of tickets has significantly dropped and there is now an obligation on parking attendants to provide photographic evidence to support the issuing of tickets.

- 7.1.6 The Commission found that lack of clarity over loading and unloading times is an issue that traders would like addressed as a matter of urgency. The policy is unclear with many of the traders querying whether there is a policy at all. There are few designated bays, which coupled with the lack of specified parking means traders cannot unload without breaking regulations. This then results in parking fines and clamping of trader's vehicles.
- 7.1.7 The Commission was advised by the Parking Team that as long as loading and unloading is continuous that it can take place at any time. Where there are no kerb marking loading and unloading is permitted whenever required. In addition to this there is a five minute waiting period that attendants must observe prior to issuing a ticket. Hand held computers are used to ensure evidence is available of arrival times of attendants and issuing of tickets if this is required in the case of an appeal. In situations where the attendant is found not to have fully observed the five minute waiting period then the fine is revoked. The Commission requested at the June Scrutiny meeting that clarification of the regulations concerning loading and unloading be forwarded to traders and parking attendants which would contribute to resolving this problem.
- 7.1.8 An issue specific to Ridley Road Market concerned a parking area at Gillet Street. This is currently a designated area for shoppers to park, however it is due to be redeveloped. Traders were particularly keen for Members to visit this area on the site visit so they could witness the problems that this would cause. Bradbury Street, just off of the main market site has Gillet Square in which shoppers are able to park, this is the main parking venue for shoppers, however half of this square is currently taken up by a car washing company which reduces the number of spaces available.
- 7.1.9 In addition the meters are particularly expensive, in line with city tariffs, and shoppers are only able to park for tow hours. The idea is to encourage people to stay for longer and continue shopping instead of limiting the time they can stay. There is also concern that this area has been pinpointed for redevelopment which may result in reduction of available spaces even further.
- 7.1.10 Ridley Road is fortunate in that it is particularly well connected for public transport links, however this does not take into consideration the 5% disabled shoppers that need to drive to the market and park in close proximity. There are currently only 120 spaces for the market and the closure of Gilet Street will reduce this by 30% making it even harder for disabled, elderly and shoppers with limited mobility to find parking spaces. The Commission learnt that this issue had been taken up by the community pressure group Disability Hackney who had been lobbying the Council and the Parking Team on this issue.
- 7.1.11 The Commission strongly advised that the Ridley Road Traders Association become involved in the consultation exercise which features in the Dalston Area Action Plan and make representation wherever relevant to highlight some of the problems raised above.

7.2. Actions undertaken to date.

i) Signage at Hoxton has been assessed and found to be correct. Review of the signage under Controlled Parking Zone F was brought forward for Hoxton Market as a result of a request from the Commission. This was amended to begin in October – with the consultation finishing on 16th October 2005.

ii) Guidelines for loading and unloading has been issued to traders and Members and copied to officers in an attempt to address existing confusion as was requested to the Commission in June. They have been published and have been made available on the Web and in addition a standard page has been added to the Parking Consultation Leaflets detailing loading restrictions and how they apply.

iii) Officers visited Broadway Market to assess the signage as a direct result of the site visit. The situation there has since improved.

iv) Representatives from Parking and Streetscene are to meet with the BMTRA to assess interim measures for entrances and exits for the Market. Availability of officers and representatives is currently being negotiated.

v) Christmas exemptions have been agreed where possible for those Markets who forwarded details of roads they would like exempt to the Parking Team. This was agreed at the November meeting, and as Scrutiny recommends in point 6.11, a proposal that annual Christmas exemptions are made where possible will be considered.

iv) An initial Site visit by Parking Services has been carried out to Well Street traders and the findings will be followed up in 2006.

7.3 Crime and Enforcement.

7.3.1 The Commission decided to look at Crime and Enforcement around the borough's markets after concern had been expressed by the traders, particularly in relation to Kingsland Waste Market. Crime is a problem across the borough, however there are particular types of crime that are market specific such as sales of stolen and illegal goods, minor thefts, pick pocketing etc. The issues affect different Markets to different degrees and this is clearly seen at the Kingsland Waste Site. The Commission wished to gain an understanding of what effect this has on markets and trade and what approach the Markets Team in conjunction with its community partners are taking to tackle the issues and plans and initiatives for the future.

The Commission invited representatives from the Police to be present and participate in the discussions and were joined by Superintendent Leroy Logan and Inspector Liam Harrington. Leroy Logan presented a comprehensive report to the Commission on Crime and Enforcement around the borough's markets. The Commission found the following:

- 7.3.2 Kingsland Waste Market geographically is a market that isn't clearly marked or designated and this can result in a displacement of issues. Kingsland Market has a total pitch capacity of 103. Currently, the market is operating at 32% capacity.
- 7.3.2 The Market itself does not generate the problems; it is the surrounding area and the A10 thoroughfare which encourages opportunistic crime. There is evidence of widespread crime at Kingsland Waste market and the market itself has a reputation as an area for illegal trading. The key enforcement issues at the market are illegal sales, sales of stolen goods, illegal drug sales and use, waste management and prostitution.
- 7.3.4 The Council's Markets Team work in conjunction with the Metropolitan Police to enforce against a range of issues at Kingsland Waste as follows:
- Enforcement against illegal sales, theft, drug sales, use and Prostitution.
 - Enforcing against oversized trading by ensuring licensed traders are set up within their permitted licensed pitch area
 - Regulating licensed traders' goods by ensuring they are not trading in unlicensed commodities, e.g. a trader who is selling clothing when their license only permits them to sell electrical products;
 - Non-registered assistants, e.g. a trader who has sub-let part of their designated pitch to another trader;
 - Health & Safety issues at the market, e.g. ensuring traders stalls are structurally sound and waste management.
 - Accessibility issues to ensure access ways are kept clear.
- 7.3.5 Enforcement Officers work closely with the Markets Team, the Community Safety and Drug Action Team and the Police to address the above issues. Covert operations are ongoing as part of intelligence gathering activities and high visibility patrols. Intelligence gathered by the Enforcement Officer is used to collate evidence and assists with further enforcement. Where appropriate, this information is passed to the relevant agency, such as the Metropolitan Police or to other service areas.
- 7.3.6 Numbers relating to street crime are relatively low and there has been a significant reduction in the statistics in comparison to the last financial year. There has been a 90% reduction in street crime and 50 % reduction in street violence, in addition there has been a slight increase in shop theft and minor crime. It was noted that crime usually occurs outside market hours. One of the main obstacles facing the Council and the Police at this site is the under-reporting of crime. Although it is accepted that this is a generic issue, it is particularly a problem at Kingsland Waste.
- 7.3.7 A crime and disorder report has been prepared for Kingsland Waste and is included in Appendix 2. The report provides a breakdown of the crime allegations and disorder calls for the market for the period February to July 2005 and

compares this data with 2004 data. 'Violence' is the most reported allegation during 2005 compared with minor theft in 2004 whilst 'Disturbance in a Public Place' is the most common disorder call for both years. It has been noted that this reduction between 2004 and 2005 data may be attributed to 'under-reporting' by the public. However it is envisaged that the recent introduction of the Safer Neighbourhood Teams & CCTV will improve the Police response times and consequently reporting by the public.

7.3.8 The new markets manager that has recently been appointed has devised a new strategy of action coupled with a tougher stance on enforcement designed to specifically address the issues at Kingsland Waste. This will work in conjunction with increased Police support and resources committed in full by the end of November 2005. There have already been a number of operations working in partnership with Trading Standards that have taken place and a strategy of seizures has resulted in taking large amounts of stolen goods out of circulation.

7.3.9 In addition to working in partnership with the Police the Markets Manager has proposed the setting up of a Kingsland Waste working group to formulate a coherent, regulated approach. The group, which will co-ordinate all future enforcement activities, will comprise of representatives from the following bodies:

- Metropolitan Police;
- Environmental Enforcement;
- The Markets Team
- The Community Safety and Drug Action Team;
- Communications
- Trading Standards
- Parking

This group will also consider the range of options available for dealing with the issues, including: Revoking market licenses; Fixed Penalty Notices (FPNs); Anti-Social Behaviour Contracts and Orders (ABCs & ASBOs) and prosecutions.

7.3.10 The Commission opted to take a supportive role whilst the new initiatives were being implemented. The issue has been a prominent problem for a number of years and to date no solution has successfully tackled the problems. This is the first time a new approach has been suggested. If the market is simply closed down then this will result in a multitude of displacement issues. The Commission agreed that new methods must be given a chance to work, however a timescale must be imposed on this. The Commission will fully review the situation in March 2006, if no progress has been made then the Commission will consider recommending the closure of the Market with assistance for relocation for those legal traders that require it.

7.3.11 The Hoxton Market site sits between 3 wards and the crime in and around it reflects that. The main problems are around minor thefts, street drinking and anti social behaviour. The statistics show that there has been a 30% reduction in theft, a 50 % reduction in violence and burglaries have been reduced from 7 to 0 as show figures for the last financial year.

7.3.12 Traders felt that previously there has been a lack of Police presence around Hoxton market, largely because they had been re-deployed elsewhere. This may contribute to an increase in the types of minor crime seen at Hoxton. In addition to this underreporting was also an issue – with more crimes happening than are actually showing up statistically. The Police confirmed to the Commission that there had historically been a lack of Police presence but this was being addressed, with more officers now visible on the streets and many plain clothed officers that patrol the areas that may not be noted, but that do constitute a police presence.

7.3.13 One of the most pressing issues at Hoxton Market related to a particular bench that served as a focal point for anti – social behaviour and street drinking. It was strongly felt that the removal of this bench would result in the decline of people congregating in this particular area. The Commission agreed to this as an interim measure, however it was made clear that a longer term strategy was necessary to tackle the problem for the future, however, up until now many attempts have taken place but nothing has worked and in the short term all parties involved agreed that this is the most viable solution.

7.3.14 The types of crime most prevalent at Broadway are stolen goods, bags, cash boxes etc. The area was previously a hotspot for the selling on of dvd's but since the area was cleared up and the market formally established, it has been effectively tackled and reduced with community participation. Youth on youth crime is felt to be a particular problem at the market which is vastly underreported for various reasons

Representatives from the Market felt that crime was indeed on the increase in Broadway because there are less police visible and this is because they have been re-deployed to Kingsland Waste.

Broadway Market themselves, working with the CCTV team have identified 5/6 groups of thieves and by working in co-operation with each other and the local police that they have been able to tackle some of the problems. They are in the process of setting up a crime prevention group to tackle the issues they face in an organised way.

7.3.15 The Police advised that that the finances had just been approved for a set of dedicated sergeants which will include the markets and this initiative will be rolled out over the next two years. In addition there are now police resources ring fenced to the markets and 8 out of 19 wards now have community safety teams and this is set to increase and as of October there should be one officer per ward and once they are established then they can begin working closely with them. They acknowledged that underreporting was indeed an issue at Broadway as well as the other markets, however confidence is growing in the area and the statistics for reporting are on the increase. The Commission felt that the initiative of crime prevention groups was particularly positive and something that should be emulated across the borough by other Markets with support and encouragement from the Markets team and the Police.

7.3.16 At Ridley Road there is currently a dedicated Dalston team that included an officer that is present at the market 6 days per week. There is a specific issue at Ridley

Road that involves turf accountants that generate a large amount of the crime that takes place in the area. However police locally have been working closely with them to address these problems and improvements have been made and are ongoing.

There have been more CCTV cameras recently installed and significant improvements have been made at Ridley Road. There has been a decrease in violent crime by 25%, a decrease in street crime by 70% , a decrease in minor thefts by just under 50%, pick pocketing by 60%. There are good connections with the CCTV team, and there are issues with the shops on the markets as many offenders know how to avoid being caught on the cameras, however the police are working with the traders and shoppers to maximise the effectiveness of the CCTV coverage.

Actions undertaken to date.

- i A full and comprehensive report into the current situation at Kingsland Waste Market was requested by Commission Members which was brought to the Commission in September 2005.
- ii As a result of the above request, the Commission has received a regular monthly progress report of the situation at the Kingsland Waste Site. This will continue until March 2006 when the Commission will receive a paper detailing what progress has been made and what the position now is.
- iii The bench identified at Hoxton as a focal point for anti social behaviour was removed in September 05.

7.3 Health and Safety at the Markets.

7.3.1 The traders wished the Commission to review Health and Safety specifically as it has long been neglected and many of the areas that are covered by health and safety impact upon the day to day life of the traders themselves. Health and Safety issues in and around the Markets was considered by the Commission in July 05. In preparation for the market consultation process and the Scrutiny Review a base line health and safety risk assessment was carried out on 13th August 2005 of Ridley Road, Broadway and Kingsland Road markets. The findings of this report were submitted to the Commission and also to the Markets Team to provide detail for the Market Strategy.

7.3.2 The main issues that were found to constitute health and safety problems were identified as below.

- Power supplies and abuses
- Access routes for emergency vehicles and parking
- Standards
- Collection of waste
- Trips and falls

These areas were reviewed as part of the assessment and the findings were to

inform a specific action plan that would be included in the final Market Strategy.

7.3.3 The main findings from Ridley Road Market were as follows:

- i **Access and Egress.** The lack of definitive pitch markings and control; the abuse of pitch perimeters; the variety of shape, size, covering etc of market furniture, the use of the pavements by shop owners to display their goods and the general restricted space all contribute to a poor standard of access/egress at this market. These issues identified result in adverse implications for disabled access, crowd control in an emergency or incident, the movement of goods and vehicles, the removal of waste and constitute security risks.
- ii **Waste generation, storage and removal** Waste is generated from a number of sources including the traders, the shops, the café's and members of the public. The traders tend to store their waste to the rear of their pitch which takes up space (usually on the pavements) and the shops often place their waste on the pavement outside their premises with a similar affect. Waste is removed both manually by an operator with a cart and a refuse vehicle and crew who travel through the market collecting as they proceed. The movement of this vehicle creates several significant risks to members of the public (particularly children) and traders resulting from vehicle impact, impact and collapse of structures, slipping and tripping hazards from liquid leachate, close proximity to emission of vehicle exhaust fumes,. There are also issues regarding the efficiency of this process in terms of time and the unofficial use of this service by shop traders that should be taken into consideration.
- iii **The supply and use of electricity.** The council has provided electrical supply points for traders to use bayonet type connection to obtain supply. Many of these units are in a dangerous condition including the incoming supply cabinet that is unstable and of some concern. The electrical supply is being used by the traders for a variety of purposes other than lighting and information and restrictions on the use of the supply has not been defined or enforced.
- iv **Fire and Emergency.** At present there is no formal emergency response plan for dealing with the wide range of potential emergencies situations including fire, suspect packages, accidents/injuries, violence, flooding, power outage etc. There are no means of fighting fire available or systems/controls for preventing or reducing fire e.g. the safe locations of traders with sources of ignition, the use of inappropriate/untested electrical equipment, the use of distance to minimise fire spread, the use of non flammable materials for covering etc. As described in point 7.3.3.i there are serious impediments on safe access and egress that will effect the movement of people in an emergency evacuation and the access for emergency services. No instructions have been given to the traders on actions to be taken and roles have not been defined. A formal fire risk assessment has not been carried out.

7.3.4 Broadway Market is a smaller, more structured and organised market than that at Ridley Road and in general this is reflected in a better standard of health and safety. There are however a number of features here that are not at the other markets that result in particular health and safety hazards.

The main findings from Broadway Market were as follows.

- i **Access and Egress.** Due to the absence of a road barrier on Dunc Road many drivers try to access through the market and have to reverse to avoid the market. In addition the traders tend to park their vehicles at another entrance blocking the entrance which may have to be used by emergency vehicles or as an emergency escape route. There is an increasing trend for shop and restaurant owners to occupy the pavement with goods and tables/chairs resulting in some cases in pedestrians having to come off the pavement or in an obstruction of the route.
- ii **Electrical supply.** There are no formal arrangements or controls for the provision of electricity for the traders and the result is a range of improvised temporary arrangements where cables are supplied through windows from adjacent premises and suspended overhead. The variation in the cable current carrying capacity, the lengths of the cables, the lack of fixings and support, the potential for water/snow ingress and overheating, the overhead hazard etc produces a range of hazards including overloading, fire, entanglement and electrocution.
- iii **The provision of cooked food.** In general the provision of food at the market is of very good standard in both presentation and cleanliness. Cooking food using gas provided by LPG cylinders produces a number of hazards including burns, scalds to staff and members of the public and the potential for fire and explosion. In terms of the latter some traders have provided a fire extinguisher although insufficient capacity. Some traders also have first aid boxes. There are new licensing requirements for those supplying food for public consumption and traders need to be informed.

7.3.5 Kingsland Waste market is not well structured or organised and is being used by rogue traders with serious concerns regarding the sale of stolen goods, trading in drugs and abuse of trading laws. Traders voiced their concerns regarding these issues and highlighted the fact that when the inspectors have moved on to other markets the rogue traders move in. Unlicensed traders set out on the pavements which cause obstructions and irritation to other traders.

The main findings from Kingsland Waste Market were as follows:

- i **Access and Egress.** The existing layout of the market has resulted in the use of two pavements and the slip road between them and further parking on Kingsland road. As with the Ridley Road there is abuse of the pitch perimeters and trading is being conducted from vehicles. Although the existing layout and arrangements do not necessarily present significant health and safety hazards it makes it very difficult for market inspectors to control and monitor.
- ii **Waste production and removal.** There are areas where waste is being deposited which are unsightly and present a hazard to children and members of the public. There are currently no formal arrangements for waste management throughout the hours of trading.
- iii **Public Toilets.** The public toilet is in a state of disrepair and currently being used for drug abuse and prostitution.

- 7.4 Many of the issues raised are consistent across all of the markets e.g. the management of waste, the abuse of pitch perimeters, emergency planning and arrangements, the supply and use of electricity etc but the solutions may be different for individual markets.

Standards that are required to manage health and safety risks include those for fire protection and prevention, electricity supply and use; pitch management and size, waste management including storage and removal and site maintenance including drains, gullies; lighting etc. When these standards are generated and communicated with clear arrangements for enforcement then the Council can begin to gain control and manage the health and safety risks and other aspects of the markets.

Consideration should be given to aligning the standard of markets (particularly Ridley Road) with those being provided by other councils by providing fixed permanent pitches of standard size, enclosures, lighting etc which will eliminate many of the issues raised in this report. This would also make it easier to manage and raise the overall standard of the market.

The Health and Safety Report's recommendations are attached as Appendix 4.

7.5 Actions undertaken to date.

- i) The Health and Safety report recommendations have been incorporated into the final version of the Market Strategy.
- ii) Issues raised at Scrutiny meetings regarding blocked gullies, drain cleansing and poor road surfaces have been assessed by health and safety officers on specified visits.
- ii) Public toilets have been demolished at Ridley Road and will be renovated. Temporary ones have been put in place while work is ongoing. This was an issue raised as urgent at the site visit.

8.0 Finance and Fees

- 8.1 The discussion on Finance and Fees was held at the September and October 05 meetings. Central to the discussion was a document provided by the Finance Department. There were two sets of statistics – Budget 2005 / 06 and Forecasted Outturn 2005 / 06. They both detailed the financial breakdown for each market into the following categories: Employee costs; Other employee costs; Premises; Transport; Supplies and Services; Third Party; Intra departmental - support; Intra departmental – Refuse. It then detailed 'Total Budgeted Expenditure'; 'Forecasted Income (permanent and casual) and 'Total Forecasted Expenditure'. Finally it was shown whether each market was running at a surplus or a deficit. The statistics are attached as Appendix 5. Due to the complex nature of the statistics the breakdown per market was discussed and explained to each Trade Association at individual meetings recommended by the Scrutiny Commission in September and set up for

this purpose. The main issues arising are as follows:

- 8.2 Licences have historically proved a difficult and troublesome issue for both the Council and traders. There has been a lack of clarity over the terms and granting of licences for both casual and permanent traders and numerous misunderstandings between the two parties. In an attempt to address this situation, raised at numerous Scrutiny Commission meetings, the Markets Team have responded with the proposal for the creation of a Licensing Board. This will exist, amongst other things to review license applications and existing license holders – both casual and permanent, and it will regularly monitor frequency of payment of fees, quality of produce and goods sold, and adherence to license responsibilities.
- 8.3 The creation, remit and responsibilities of the Board will be overseen by a focus group which will consist of officers, Members and possible trader representation. As stated in recommendation 6.6 The Focus Group will exist to specifically address the following points: purpose and terms of reference; membership; frequency of meetings; specific work plans and any additional strategic issues that may arise of a similar nature. The Focus Group will also be involved in the Review of Market Regulations which will be required once the final Market Strategy has been agreed.
- 8.4 Fees have remained static across the borough for a number of years and there is a general consensus that they have fallen out of line with other London Boroughs and are in need of review. The markets team plan to conduct a full and comprehensive ‘bench marking’ exercise across London to ascertain how other London Borough’s charge and collect traders fees. This research will be used to inform any changes made to Hackney’s own structure.
- 8.5 Linked with the issue of fees is the matter of Commercial Waste Contracts. Many of the shops, businesses and residential properties leave their waste in the same vicinity as the market traders. The traders feel that this means the waste being collected by the Council as ‘market waste’ resulting in the traders themselves covering the costs in their fees. For example, the Commission heard in December from Ridley Road market traders that the waste situation at Ridley Road is particularly bad. The waste service is constantly being abused by the shops that sit behind the market stalls and needs constant monitoring as it constitutes a blatant abuse of the system. An example of this was given from the previous Sunday when there were 97 pallets discarded at the market, these had to be collected by the Council – even though market traders do not use pallets. Due to a lack of clarity over who has and who does not have Commercial Waste Contracts – either with the Council or privately,
- 8.6 In an attempt to address this situation the Commission heard that the Markets Team were planning a full review of all Commercial Waste Contracts in and around the Markets, enforcement action would be undertaken on the basis of this information and it would feed into the comprehensive review of fees. The Markets Manager advised Members that powers of enforcement for the Commercial Waste contracts would be incorporated into the job descriptions for the new Market Inspector posts that he was currently recruiting to. It is hoped that this will send a clear message to those abusing the waste facilities specifically for the markets that the Council were now tackling this issue.

8.7 The traders' present expressed concern that while this transitional period was taking place, which it was agreed was necessary, that the fees review would take place, without the commercial waste contract adjustment being taken into account. When the private contracts are assessed and enforced then the increased revenue will obviously impact on the finances of the Markets. There is a concern that there will be a deficit between pre Waste Contract Assessment 'perceived' costs and real costs. It was therefore agreed that there would be no review of fees until there is a full and comprehensive review of waste contracts and a clear scrutiny of real costs vis a vis 'historical' cost. The Markets Team are to advise the Trade Associations of the timescales.

9.0 Fresh Produce, Organic and Farmers Markets in Hackney.

In September 05 the Commission invited representatives from some of the less established, smaller markets to contribute to the discussion and give them a chance to participate and explain to Members and Officers about their Markets and the work that they do. The aim of this session was to broaden the discussion and assess firstly, if there were lessons that could be learnt from these smaller enterprises and secondly if there were ways in which the Council could provide support and assistance.

9.1 The Commission heard evidence from a volunteer from the East London Food Access project Claire Kelly. The East London Food Access (ELFA) is a network of co-ops, projects and organisations involved in facilitating and promoting access to fresh fruit and vegetables. The main aim of the project is to promote healthy eating and access to healthy food by developing food access projects in the London Borough of Hackney.

9.1.1 The representative Claire Kelly advised that she herself was closely involved with the project in New Wick where the market is held once a week every Thursday 11:00am - 3.00pm at Granard House, Hartlake Road, E9. The New Wick market is run by volunteers from the local community, and is the brainchild of the Hackney Wick Surestart and East London Food Access. The scheme was launched in April 05 and follows similar schemes elsewhere in the borough aiming to improve access in 'food deserts' such as at Navarino Mansions and at Haggerston Community Centre.

9.1.2 The New Wick market is held on the old Gascoyne estate by volunteers from the local community. Support is provided by volunteers and those that help to raise money for practical things such as tills and deliveries.

9.1.3 The aim of the projects is to work alongside the more established markets and encourage people to eat fresh produce and at the same time facilitating their accessibility to this produce. The markets service a small amount of people for a limited period of time each week and this works on a needs assessment basis. There is a general feeling that these projects assist in introducing members of the community to accessible fresh produce and that they are then more likely to go and

shop at the bigger more established markets where produce is available more frequently than just once a week.

- 9.1.4 They also aim to provide access to those members of the community that would otherwise not be able to purchase fresh produce, for example the elderly, the disabled and those with mobility issues.
- 9.1.5 The longer term aim of the ELFA is to extend the project to other areas and bigger estates and move towards working in partnership with retailers.
- 9.2 The Commission also heard from Kerri Rankin, representative from the Stoke Newington Farmers Market and Julie Brown, the Director of Growing Communities.
 - 9.2.1 The Farmers Market takes place weekly, every Saturday at William Patten School, on Stoke Newington Church Street and is open from 10am till 2.30pm. All the produce at the market is organic, biodynamic or wild and is sold by the producers themselves who all come from within 100 miles of Hackney. William Patten School is hosting the market as part of their Healthy School initiative and to reinforce and increase the school's existing links with the local community.
 - 9.2.2 The Market was set up by Growing Communities in May 2003 – it was the first farmers' market in the UK to have only organic and biodynamic producers and is currently the only organic farmers market in the Country. The market was set up to enable local people to buy locally produced food, produced in a way that benefits the environment. The Stoke Newington Farmers' Market is certified by the National Association of Farmers' Markets as a genuine Farmers' Market and is inspected annually.
 - 9.2.3 The Market is run as a social enterprise and trades to achieve social and environmental aims. It is financially self sufficient and does not make a profit. Waste from the market is also minimal as they 'cut out the middle man' and the traders from the 14 -16 stalls dispose of their own waste themselves. The market actively promotes recycling and responsibility for own waste.
 - 9.2.4 Assessments have been made and has shown that 75% of customers live within 5 minutes distance of the market – and 90% of those travel by foot, bike or use public transport.

As a group they expressed their interest in helping other groups to mimic their ways of working and they would like to expand in this way. Help from the Council would be gratefully received in many ways – particularly the erection of permanent signage – at the moment there is temporary ones that they put up and take down themselves. They could also benefit from some publicity for the market.

- 9.3 From the evidence heard the Commission felt that these individual, one off and smaller initiatives provided a worthwhile contribution to the community, and could prove useful in encouraging shoppers to venture out to the bigger more established markets which would provide fresh produce on a more regular basis, something they may have not previously considered. An issue that was brought to light was the lack of provision in the North of the borough, either of the larger more organised

Markets such as Ridley Road, or the smaller initiatives such as the one seen in Stoke Newington. The Commission feels that this is an issue that need to be addressed to ensure fair and equal access to fresh produce across the borough. One such possibility is the inclusion of an initiative such as those seen by the Commission in the Woodberry Down Area Action Plan regeneration scheme.

10.0 Site Visits

The Members of the Commission decided to undertake site visits as a evidence gathering exercise which would enable them to become familiar with the market layouts which would provide them with a clear practical picture of how different issues and problems affected different sections of the markets.

10.1 Hoxton Market Site Visit.

The site visit to Hoxton Market took place on the morning of Saturday 25th June 2005. In attendance were Councillors Ollerenshaw; Boyd; Alcock; Young; Battson; Kemp; Crowe; Doug Wilson, Deputy Assistant Director; Nick Roberts, Acting Markets Manager; Janice Rowe, Markets Manager; Seamus Adams, Head of Parking; Kathryn Adedeji, Parking Manager and Angela Budd Scrutiny Officer.

10.1.1 The main areas of concern that were raised were as follows:

- i. Parking remains one of the key issues for Hoxton and the related issues concerning signage, clamping, loading and unloading, vandalism of signs, and conflicting signs on opposite streets. Members attention was drawn particularly to the roads leading off of the main market area and example of the above issues clearly identified.
- ii Council owned derelict of out of use land, around the markets that could be used as an alternative parking places.
- iii Areas that have used as waste dumping grounds that either need to be cleared and utilised, or fenced off to prevent further dumping of refuse, these include an area thought to be owned by the Housing Department just behind the market that needs clearing as a priority.
- iv Lack of designated areas for traders to dispose of and store waste, this contributes to the problem of rats.
- v There is an Issue of benches used as areas for congregation by drunks which acts as a deterrent to shoppers and raises issues of hygiene around these spots specifically.
- vi Lack of facilities for recycling.
- vii There are concerns amongst the traders concerning the priorities of the Council with regard to street cleaning – ie chewing gum removal.

10.1.2 Actions taken in response to issues raised at the site visits:

- i There is to be a full review of the situation regards to Parking in and around Hoxton Market in October 05. This will cover lines and markings, access for traders in and around the market. This will require consultation with local residents as there are currently 220 permits issued, however there are not 220 parking spaces available. Signage has been assessed and despite the obvious variations between signs they are apparently correct according to the relevant Traffic Management Orders that currently exist. Another order will need to be implemented to address this.
- ii In respect of land left derelict around the market at Hoxton which has been used as a dumping ground, the Environment Directorate have requested control is passed from the Property department to the Markets team in order for it to be effectively utilised. This is currently underway and in the meantime it has been cleaned and cleared. Once the Markets Team have full control it will be utilised in consultation with the traders.
- iii In relation to issues raised regarding street cleaning at Hoxton 'growth money' has been made available for investing in street cleaning and there have been 2 new machines purchased for this purpose. These will be in place later this month and from October 05 there will be regular cleansing taking place at the Markets.

10.2 **Broadway Market Site Visit.**

The site visit to Broadway Market took place on the morning of the 25th June 2005. In attendance were Councillors Ollerenshaw; Boyd; Alcock; Young; Battson; Kemp; Crowe; Doug Wilson, Deputy Assistant Director; Nick Roberts, Acting Markets Manager; Janice Rowe, Markets Manager; Seamus Adams, Head of Parking; Kathryn Adedeji, Parking Manager and Angela Budd Scrutiny Officer.

10.2.1 The main areas of concern raised were as follows:

- i An area at the top of the market that is currently gated off but is felt to be under used and have potential use as a seating / storage area, but needs clearing of refuse. Is currently overlooked by residents and backs on to an area of woodland.
- ii Although Parking Services have been and visited the Market and some progress has been made on the correction of incorrect signage there are still issues outstanding that require addressing particularly in the roads surrounding the site.
- iii The Members attention was also drawn to Health and Safety issues with specific reference to road closures and gating.
- iv Refuse collection and storage remains an issue for the traders with only a small designated area available.
- v An area behind the main market street, although it has recently been developed still has a patch of waste land that could be utilised for at least 5/6 parking spaces close to the market.

10.2.2 Actions taken in response to issues raised at the site visit:

- i With regards to the Parking issues at Broadway a visit has taken place and all the issues in the paper have been addressed. In addition, any outstanding issues will be looked at when the area Zone J is reviewed in March 2006.
- ii In response to the issues raised concerning gating at the entrance and exits to Broadway Markets – a full review of all the gated exits in the borough has been scheduled for next year in which Broadway will be included. If by then a new gate is still needed then a consultation will be had with relevant parties and emergency services
- iii At the site visit the issue of a area of unused land was discussed at the top of Broadway Market. More discussion is needed with traders about what they want for the area and how it can be utilised and brought back in to use. There needs to be clarification about what is required and this will be included in the final version of the Markets Strategy.

10.3 **Ridley Road Site Visit.**

The site visit to Ridley Road market took place on the morning of the 30th September 2005. In attendance were Councillors Ollerenshaw; Young; Stops; Angela Budd, Scrutiny Officer; Keith Crawford, Markets Manager; Janice Rowe, Markets Manager; Trudy Jones, Strategy Development Officer; Jim Patterson, Assistant Director Environment; Jeff Peters and Area Environment Manager – Waste.

10.3.1 The main areas of concern raised were as follows:

- i. Bradbury Street, just off of the main market site has Gillet Square in which shoppers are able to park, this is the main parking venue for shoppers However half of this square is currently taken up by a car washing company which reduces the number of spaces available. In addition the meters are particularly expensive, in line with city tariffs, and shoppers are only able to park for 2 hours. The idea is to encourage people to stay for longer and continue shopping instead of limiting the time they can stay. There is also concern that this area has been pinpointed for redevelopment which may result in reduction of available spaces even further.
- ii. There are no designated loading and unloading bays at the market site which causes problems for the traders. These are essential for the site.
- iii. At the meeting of the 14th June it was agreed that parking services would visit each of the markets to look at parking. However the visit has not yet taken place but is urgently required.
- iv. Opposite the public toilets on Birkbeck Road there was previously a set of designated parking bays, these are now no longer available for use unless permits are purchased from the Council. This is another reduction of available parking.

- v. Pallets that are left discarded in and around the market can cause problems for traders wishing to gain access to the market and their stalls. Often these pallets are attributed to the traders who then are blamed by the Refuse Department, however they are often discarded by the shops – particularly the butchers who do not take responsibility for them.
- vi There are a set of public toilets for use by market shoppers and traders that are open between the hours of 10am – 3pm. These are due for renovation and are to be pulled down to meet the Key Deliverable 33. However they are still currently in use and they have been deemed unsafe and are misused and unhygienic
- vii On the opposite side of the Birkbeck Road there is currently a storage area that is privately owned and some of the traders rent units from the company which owns it. The issue with this area is that the space is badly utilised and there are issues with break-ins as there are many gaps in the security of the building. The land on which the building is, is currently owned by Property Services. Previously there was a proposal to renovate the area to provide a 2 storey building consisting of offices with storage space for the market underneath. However at the time the funds were not available. The suggestion was raised that this may be worth looking at in future. The traders have expressed their willingness to redevelop the area themselves if funding can be secured, however the area is apparently to be considered under the DAA. They would however wish to be involved and have input in the process.
- viii Next to this storage unit is an area that is designated for storing traders stalls. This can only contain 26 stalls and further space is required. Adjacent to this space is an area designated for use by the Refuse Department. Jeff Peters who was in attendance advised that it was a possibility that some of the space may be available for stall storage.
- ix ‘Eurobins’ – the implementation of these for disposal of waste is welcome, however there appears to have been a lack of thought as to where they have been placed. This is a matter that is apparently being looked at under the Health and Safety report by Harry Hughes and also by Keith Crawford. There is also an issue of traders not being fully aware of what the bins are to be used for and a lack of clarity over drop off and collection times.

10.3.2 Actions taken as a result of the issues raised at the site visit:

- i The parking assessment will include sections on loading and unloading, meters, designated bays for traders etc. The parking team agreed to consider bringing the assessment of Zone C forward from April – March 07. This will now be conducted in the later part of 2006.
- ii Redevelopment of the area at Birbeck rd and private storage to be investigated. This is contained in the final version of the Market Strategy.
- iii Eurobins - as a result of this clarification was sought from the Waste team via a reference from the Commission who advised that the bins were placed at the market for use by waste operatives only whilst the collection vehicle is tipping. The

head of Waste advised that they are introducing additional resources during the day to deal with waste generated between the day shift finishing and the final clearance of the market. This includes the use of a small RCV which usually departs to tip its waste at around 6pm. whilst its away the bins are used to put loose market waste in rather than leave it strewn around. The bins are emptied each night by the main market vehicle and returned to their storage in the market depot.

While the bins have not been put there for use by market traders although one or two of them may well be acting responsibly and place waste in the bins, the possibility of placing bins out for traders is being considered as part of the wider strategy, However space is limited and provision of storage would be essential.

- iv An assessment of lighting facilities would be contained in the final Health and Safety report which will then feed into the Market Strategy.
 - v Communication to be established with the company that leases out the shops to discuss management of communal areas and other matters arising. This is currently under the remit of Property Services and the Legal team.
 - vi In relation to the Public Toilets at Birbeck Road, the permanent ones have been demolished and while the new ones are being manufactured there were temporary facilities put in place. However the Commission heard from the Traders at the December Scrutiny meeting that these have proved worse than the permanent ones. They are disgusting and still provide an area that attracts drug addicts and prostitutes. The traders themselves felt that it would be better to remove these temporary ones altogether and erect a sign re-directing shoppers to the shopping centre facilities instead. This was carried out on the 23rd December and the sign re-directing shoppers will remain in place until the new facilities are operative.
- 11.4 Overall the site visits were felt to be particularly useful as as can be see by the number of action achieved to date, they were instrumental in making progress in some of the hard to address areas.

12.0 Conclusions

- 12.1 In conclusion the Commission feels that this has been a particularly productive and fruitful Scrutiny review. The objectives as set out at the beginning of the review have been met. There is now a transparency, openness and culture of co-operation in relations between the Council and the Traders that hasn't been seen previously and this has allowed each side to gain a clear understanding of the issues at hand as well as the historical mistakes that led to the situation.
- 12.2 The use of Scrutiny as a forum for discussion and consultation has proved successful and, as can be seen in the body of the report much headway has been made to date. The Commission is pleased to note that clear and thorough actions plans are now in place, covering both practical and strategic elements that will serve to tackle outstanding concerns and issues raised over the course of the Scrutiny Review. There is also an emphasis on the future with regeneration and sustainability of the markets high up the agenda that was previously missing, and the Commission welcomes this.

- 12.3 The Commission trusts that the recommendations made in the report will compliment, and be incorporated into the Market Strategy and looks forward to reviewing the progress made in July 2006

**Councillor Eric Ollerenshaw
Chair of the Living in Hackney Scrutiny Commission**

Report Originating Officers: Angela Budd, Overview and Scrutiny Officer.

Financial considerations: Tim Sylvester, Financial Controller.

Monitoring officer comments: Bob Abbott. Acting Head of Law. Environment Directorate.

Background papers

The following documents have been relied on in the preparation of this report and were either presented to the Scrutiny Commission or referred to during the meetings.

- Office of the Deputy Prime Minister, Planning Policy Statement 6 : Planning for Town Centers 2005.
- Report of the Cabinet Member for Environment: Hackney Street Markets and Shop Front Trading Strategy 2005.
- Controlled Parking Zones Review Strategy : March 2005.
- London Borough of Hackney – Parking and Enforcement Plan 2005.
- Report of Health and Safety Risk Assessment of Street Markets. August 2005, Harry Hughes.
- Report of the Deputy Assistant Director of Environment. Briefing Paper: Kingsland Waste Market. September 2005.
- London Borough of Hackney Market Regulations: ***REGULATIONS MADE BY THE LONDON BOROUGH OF HACKNEY PURSUANT TO SECTION 27(3) OF THE LONDON LOCAL AUTHORITIES ACT 1990.***
- Markets Financial Sheet – Statistical Breakdown. 2005/ 06.
- Market Trader and Officer Meetings Feedback – Minutes and Action Plans. Markets Team October 2005.

APPENDICES.

Appendix 1). MARKET REGULATIONS

REGULATIONS MADE BY THE LONDON BOROUGH OF HACKNEY PURSUANT TO SECTION 27(3) OF THE LONDON LOCAL AUTHORITIES ACT 1990 PRESCRIBING STANDARD CONDITIONS APPLICABLE TO STREET TRADING LICENCES

DEFINITIONS

- 1 In the regulations, unless the context otherwise requires, the following expressions shall have the following meanings:
 - 1.1 "Street Trading" shall have the meaning ascribed in Section 21 (1) of the London Local Authorities Act 1990.
 - 1.2 "The Council" means the London Borough of Hackney.
 - 1.3 "Licensed Street Trader" means any person who is licensed for street trading under Part III of the London Local Authorities Act 1990.
 - 1.4 "Advertisement" means any word, letter, model, sign, placard, board, notice, whether illuminated or not, in the nature, and employed wholly or partly for the purposes of advertisement, announcement or direction and includes any hoarding or similar structure or any balloon used, or adapted for use for the display of advertisements, and references to the display of advertisement shall be constructed accordingly.
 - 1.5 "Assistant" means a person employed by and acting under the directions of a trader to assist him/her about the business of the stall and whose name and address has been notified to the Council.
 - 1.6 "Awning" means a sheet of canvas or other material, used as a protection against the weather, which projects as an extension of the roof beyond the structure of the stall.
 - 1.7 "Goods" means any goods, wares or merchandise for sale at a stall.
 - 1.8 "Licensed Street Trading Pitch" means a pitch in any street authorised as a place at which street trading may be engaged in by a street trader, and includes any temporary alternative place approved by the Council or a duly authorised officer of the Council.
 - 1.9 "Pitch Limits" means the authorised ground markings defining the area within which a street trading stall is to be contained.
 - 1.10 "Refuse" includes any waste material.
 - 1.11 "Stall" means any structure used by a trader for the display of goods, or in connection with his/her business, and which occupies a licensed street trading pitch; and includes all goods offered or to be offered for sale and any additional structure or equipment used as part of the stall or business. On "isolated pitches" this also includes all rubbish created as a result of the business.
 - 1.12 "Premises" means any shop, house or block of flats immediately behind the licensed pitch.
 - 1.13 "Trader" means a person in whose name a current licence is held authorising street trading from a licensed street trading pitch.

GENERAL

- 2 The grant of a street trading licence shall not be deemed to give any approval or consent which may be needed under any Bye-Law, enactment or regulation other than Part III of the London Local Authorities Act 1990.
 - 2.1 These conditions may be dispensed with or modified by the Council in any individual case by means of a licence variation in accordance with the statutory requirements;
 - 2.2 Where in these conditions there is reference to the consent or agreement of the Council such consent or agreement may be given on such terms and conditions and subject to such restrictions as may be specified;
 - 2.3 If a trader wishes any of the terms of a licence to be varied application must be made in writing to the Council in accordance with the statutory requirements.
- 3 Traders shall ensure that they comply with all relevant legislation including the following:

- 3.1 Food Safety Act 1990;
- 3.2 Health and Safety at Work etc Act 1974;
- 3.3 Weights and Measures Act 1985;
- 3.4 Trade Descriptions Act 1968;
- 3.5 Consumer Protection Act 1987;
- 3.6 Children and Young Persons Act 1933;
- 3.7 Children and Young Persons Act (Protection from Tobacco) Act 1991;
- 3.8 Mock Auctions Act 1961;
- 3.9 Prices Act 1974;
- 3.10 Video Recordings Acts 1984/1993;
- 3.11 Consumer Credit Act 1974;
- 3.12 Trade Marks Act 1994;
- 3.13 Copyright Designs and Patents Act 1988;

together with all associated legislation including orders and regulations. Failure to comply with such legislation may result in the revocation of the licence.

LICENCES

- 4 A street trading licence shall cease to have effect on being surrendered to the Council by the street trader to whom it was granted and in exchange for a receipt in writing.

POSITION

- 5 The trader shall trade only from the position which is indicated on the licence, unless otherwise directed by an officer of the Council.

SIZE

- 6 The trading area shall not exceed the dimensions specified on the licence and any pitch limits marked on the ground during trading hours. Notwithstanding this, an awning may be permitted to extend 30 cm (12 in) at the front of the pitch but no articles are to be suspended in this area beyond the limits of the pitch.
- 7 A licensed street trader shall not cause or permit any receptacle, awning, goods or other articles whatsoever to project beyond the trading pitch area or are above the height of 3 metres (10 ft) from the ground.
- 8 The distance above ground level of any part of any roof, awning, or supports of the stall or goods suspended from any of these, shall (unless a dispensation has been granted by the Council) be at least 2.3m (7'6"), subject to the Markets Inspectorate being satisfied with arrangements for the safe supply of electrical services. The roof awning or any other protection shall be contained within the pitch area unless agreed by the Council.
- 9 Licensed street traders shall not cause or permit receptacles, goods or other articles to be placed or to stand anywhere on the street otherwise than on an authorised site. Traders shall not use feeder barrows or receptacles.

CONDITIONS

- 10 Only those goods specified on the licence may be sold on the licensed street trading pitch and traders shall be limited to a maximum of three commodities.

DAYS AND TIMES

- 11 Trading may only take place on the days and during the time specified on the licence. The times for individual market areas are as set out in clauses 51 & 52.

- 12 Licensed street traders shall commence trading or exercising their rights by 9.00 am or forfeit their rights under the licence on that day.
- 13 Licensed street traders, their assistants or their agents shall remove their receptacles and goods with all reasonable dispatch upon the expiry of the time for trading specified in the licence. No vehicles to be allowed back to the market before 3.30 pm Mon - Thurs and 5.00 pm Fri - Sat for reasons of loading and despatching. Vehicles should be loaded with all reasonable despatch and the maximum waiting limit is 15 minutes.

REFUSE

- 14 The trader shall ensure that all refuse arising as a result of the activities of the trader shall be placed tidily and preferably in containers kept exclusively for that purpose. Such refuse containers shall be kept as clean as is reasonably possible. It shall be the trader's responsibility to ensure that all litter and waste generated by their business is moved to an authorised place of disposal, and that the pitch area (and its environs) is kept clean and swept free of any remaining debris throughout the trading day.

DISPLAY OF LICENCE PLATE, ETC.

- 15 Traders shall at all times display a plate supplied by the Council indicating the licensed pitch number of the stall. This plate shall be kept prominently and permanently exhibited on the stall, together with the name of the trader. Each trader shall display, in a prominent position, a notice which may easily be read by customers or suppliers, giving in the case of an individual, his/her name, in the case of a partnership, the names of each partner and, in the case of a company, its corporate names, together with an address in Great Britain at which service of any document relating in any way to the business will be effective. This information shall also be supplied in writing immediately to any person who requests it.
- 16 No advertisement shall be displayed on the licensed pitch which relates to any goods, commodities or services other than offered for sale or provided on that pitch.

SAFETY OF EQUIPMENT

- 17 Heat producing equipment (e.g. braziers) shall be so placed within the trading area as to offer maximum safety to the public. The position of such equipment in relation to other goods or materials shall be agreed with the Council's officers.
- 18 The only connection between stalls on the footway and other stalls or premises shall be for the purposes of electric lighting or other agreed services and any such electrical or other connections shall be readily detachable and the detailed arrangements agreed with the Council.
- 19 All electric power supplies shall have the appropriate consent from the Council before seeking installation from the electricity supplier.
- 20 All electrical cables that are suspended over the public footway shall have a minimum clearance of 2.3m (7'6") from the footway surface and 5.3m (17'6") from the surface of the carriageway. Traders shall have a duty of care to ensure that public lighting column supplies are used in a manner that ensures maximum safety to themselves and members of the public and that supply covers are secured at the close of each trading day.
- 21 Where mobile electrical generators are employed they shall be so positioned that:
- 21.1 They do not present a danger to the passing public.
 - 21.2 They do not present a fire or similar hazard risk to the stall or goods displayed thereon.
 - 21.3 They do not cause any noise or fume nuisance.
 - 21.4 Any inflammable fuel is stored away from the stall in London Fire Brigade approved container.
- 22 All electrical wiring and components shall comply with the basic LE specification and be earthed and insulated accordingly. Electrical power shall only be used for the purposes of lighting and the operation of electrical scales and tills and the testing of electrical goods.

REMOVAL

- 23 Stalls shall be easily and immediately removable.
- 24 Traders or their assistants shall remove the stall and goods for so long as may be necessary in the event of an emergency or in exercise of the Council's powers and duties, if reasonably required to do so by a police officer or a duly authorised officer of the Council.
- 25 Stalls and goods shall be removed from the public highway to the place of storage, as stated on the application form, or such other alternative place subsequently agreed by the Council in writing, by the time prescribed on the licence for the end of trading on that day.
- 26 In the event that a licensed street trader is not exercising his/her licence on a day for which she/he is licensed, she/he shall ensure that his/her receptacle is removed from his/her pitch and, in the event that it is improperly sited after 9.30 am, an authorised officer of the Council or a police officer may cause the removal of it to a place of storage. The Council may then recover the costs incurred by them in removing and storing the receptacle.
- 27 A licensed street trader shall not leave his/her vehicle in the street in which she/he trades, except for the purpose of loading and unloading goods. Such loading and unloading shall be carried out as quickly as possible and the vehicle removed immediately on completion. In all cases traders' vehicles shall be removed by no later than 9.00 am.

CONDUCT

- 28 A licensed street trader and any assistants employed by them shall ensure that the public are treated fairly and with courtesy and shall ensure that their staff are competent, courteous and helpful. Traders and their assistants must not use any form of racist, sexist, homophobic or abusive language, or behave in an aggressive manner under any circumstances.

RADIOS, ETC.

- 29 Traders shall not use or permit to be used on the licensed area or within the immediate vicinity any radio, cassette player or other equipment or apparatus to produce music or other sound, except in connection with the sale of their licensed commodity and then either through ear phones or at a volume level determined by the Inspectorate.

PROVISION OF LICENCE

- 30 Every licensed street trader shall produce his/her licence and/or rent book within 24 hours whenever reasonably requested to do so by an authorised officer of the Council or police officer. Every trader and their named assistant shall at all times, when trading or carrying out related operations, produce their ID.

INSURANCE

- 31 A licensed street trader shall obtain third party insurance cover with regard to his/her receptacle and goods and any other article used in respect of his/her street trading activities with a minimum liability of £1,000,000.
- 32 Satisfactory evidence of such insurance must be produced to the Council before a street trading licence will be granted or renewed.
- 33 Evidence of such insurance shall be produced by a licensed street trader on request to an authorised officer of the Council or a police officer.

STORAGE

- 34 Traders shall notify the Council in writing of any change of address or addresses at which the stall and perishable goods are stored. Such notice shall be given within 7 days of the change.

EMPLOYED ASSISTANTS

- 35 Traders shall notify the Council in writing of the name of any assistant which they employ on the stall, details of any change of assistant or any other relevant information regarding assistants.

DAMAGE

- 36 A licensed street trader shall ensure that his/her receptacles or accessories or vehicles do not cause damage to the carriageway or footway or any street furniture.

ASSISTANCE TO COUNCIL OFFICERS

- 37 A licensed street trader shall give **all reasonable** assistance to Council officers in carrying out their duties.
- 38 Any allegations made by traders or their assistants against other traders or officers of the Council will always be fully investigated. However, should any such allegations be found to be without basis of fact and made in malicious or disingenuous manner, then the suitability of the traders to be a licence holder may be called into question pursuant to section 28(d) of the London Local Authorities Act 1990, additionally, the offering of bribes or inducements will also be deemed to be a failure under the terms of the Act, as will fraudulent acts.
- 39 A street trader shall trade personally at his/her site for a minimum of 51% of the working week, save that:
- 39.1 any assistant employed by him/her may continue trading if she/he is temporarily absent during the course of the day; and
- 39.2 she/he may, having firstly advised the Council in writing of his/her intentions, be absent from the site for a period not exceeding one month in the aggregate during one trading year for the purpose of going on holiday and during his/her absence she/he shall either ensure that his/her assistant continues to trade on his/her site as authorised by his/her licence or hand in his/her street trading licence to the Council to be placed on deposit until the street trader commences street trading again.
- 40 A street trader shall, if illness prevents him/her street trading, hand in his/her street trading licence to the Council's authorised officer, together with a current medical certificate, to be placed on deposit until the street trader can commence street trading again.
- 41 The street trader shall, after a period of four weeks from the deposit of the street trading licence and every four weeks thereafter until she/he re-commences Street trading, provide a doctor's medical certificate.
- 42 In the event that illness prevents a street trader from trading, provided that Conditions 40 and 41 are complied with, the Council may, upon application in writing from the street trader, permit a named assistant to engage in street trading authorised by the street trading licence.
- 43 Absences of the licensed trader on account of certificated sickness shall be reviewed by Members of the Council after 16 consecutive weeks absence, subject to Conditions 39, 40, 41 and 42 and, where sickness exceeds 26 weeks in aggregate within one year, subject also to Conditions 39, 40, 41 and 42.

PAYMENT OF CHARGES

- 44 A street trader shall pay all charges in connection with street trading to the Council, upon the dates and intervals agreed by the Council, upon the issue and/or renewal of the licence and in the manner agreed as appropriate for payment by the Council.

ADDRESSES

- 45 A street trader shall give notice in writing to the Council of the change of any of the addresses specified in his/her original application form for a street trading licence and such notice shall be given within seven days of the said change.

APPLICATIONS

- 46 Traders are required to provide two full face passport-size photographs of themselves on each occasion of an application for a street trading licence. One of the photographs will be attached to the licence and must be carried by the licensed street trader at all times whilst trade takes place. The other photograph will be for official use only.
- 47 Traders will be required to produce evidence of kinship where the licence is to be transferred on that basis.

PROSECUTIONS

- 48 Any person who contravenes any of the conditions of a licence shall be guilty of an offence and liable, on summary conviction, to a fine not exceeding **level 3 on the standard scale**.
- 49 Where any person employed as an assistant, during the temporary absence of the licensee, fails to comply with these conditions such failure shall be deemed to be a failure of the licensee.

TEMPORARY LICENCES

- 50 All applicants licensed as temporary traders under the provisions of section 31 of the London Local Authorities Act 1990 shall be deemed to be subject to the Conditions applicable to street trading licences insofar as they relate and are capable of practice.
- 50.1 All licensed temporary traders shall report to the Market Inspector or authorised officer before commencement of trading for the purpose of pitch allocation. Pitches are allocated at the discretion of the Market Inspector/authorised officer whose decision is final and non-negotiable.
- 50.2 The issue of a temporary licence is without prejudice to the Council's decision to issue a permanent licence and does not infer a legal right to such issue.
- 50.3 The Council reserves the right to issue licences to traders who offer commodities which will enhance the viability of the market.
- 50.4 The offer of a regular pitch to a temporary trader shall not be deemed negotiable and on refusal of such offer may prejudice the rights of the temporary trader to further offers.

PERMISSIBLE START AND FINISH TIMES

51 Ridley Road Market

January to November	Mondays to Thursdays	6.00 am to 6.00 pm
	Fridays & Saturdays	6.00 am to 7.00 pm
December:	Every day	6.00 am to 7.00 pm

52 All Other Markets and Miscellaneous. Isolated Sites

Weekdays	7.30 am to 6.00 pm
Fridays & Saturdays	7.30 am to 7.00 pm

Please note that the finish times include packing away and removal of stalls from trading sites.

Please note also that commencement times are commencement of trading times. Setting out and stall placement can take place prior to commencement of trading times.

MIX OF COMMODITIES

53 Whilst every endeavour will be made to avoid clashes of commodities when allocating pitches, such may be unavoidable from time to time.

AS WITNESS THE HANDS OF THE PARTIES HERETO:

SIGNED by or on behalf of the Council

in the presence of:

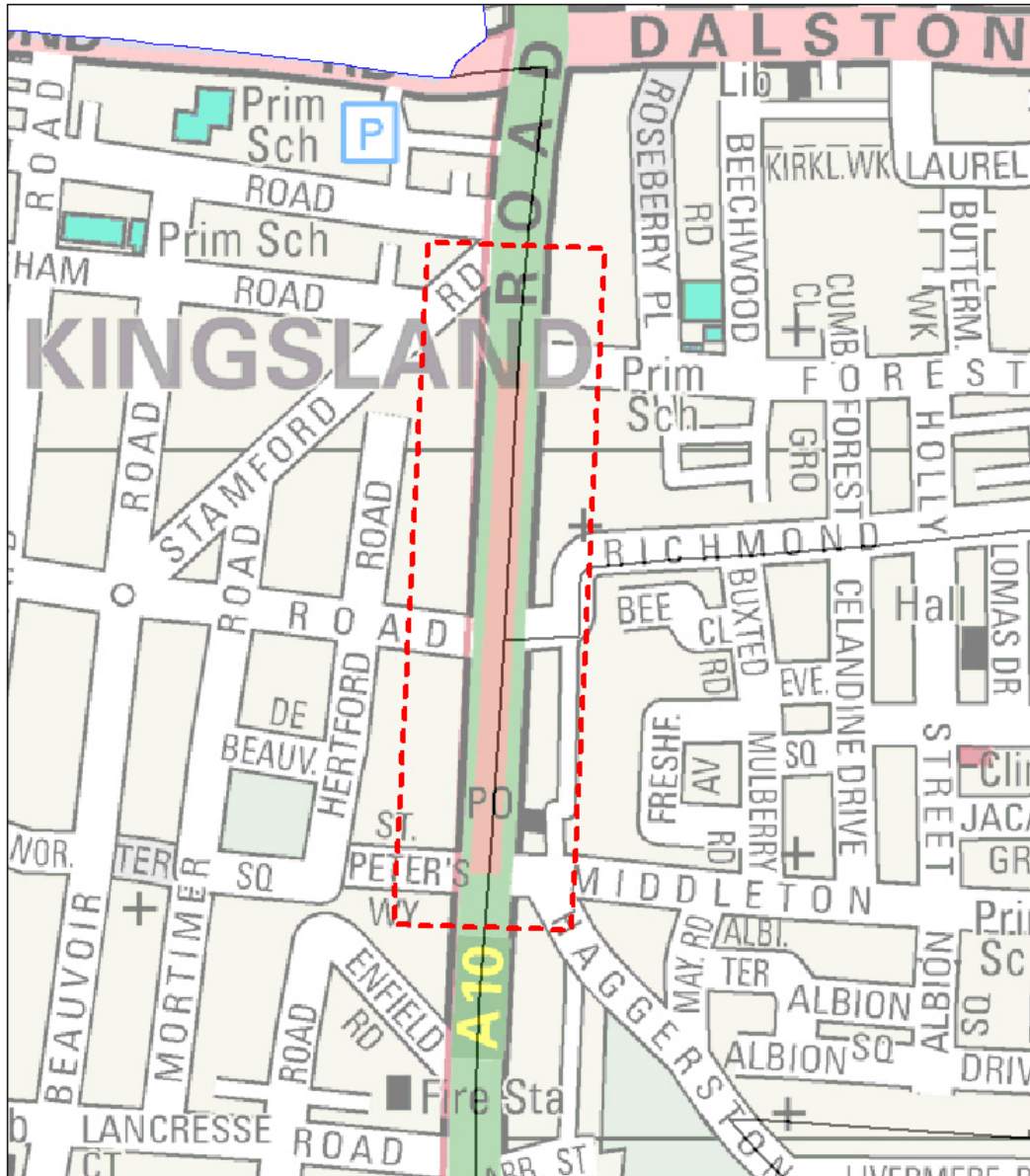
SIGNED by or on behalf of the Licensee

in the presence of:

Appendix 2. KINGSLAND WASTE CRIME AND DISORDER REPORT

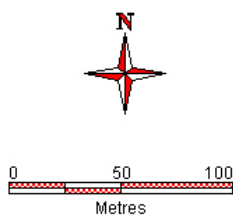
Kingsland Waste

Crime & Disorder recorded between February and July 2004 and February and July 2005.



**Kingsland Waste, Hackney
Area queried for crime allegations
and disorder calls**

**Period analysed:
February to July 2004 &
February to July 2005**



The data in Table 1 is derived from CRIS (Crime Report Information System) and is made up of allegations only. The data in Table 2 is derived from CADMIS (Computer Aided Dispatch Management Information System) data, which are 999 calls. The calls analysed relate to disorder incidents only and not the whole range of incidents recorded on this system.

Table 1: CRIS allegations in the Kingsland Waste area made in the periods February to July 2004 and February to July 2005

Allegation	Feb to Jul 04	Feb to Jul 05	% change
Street crime	19	7	-63%
Violence	24	22	-8%
Theft of a motor vehicle	4	2	-50%
Theft from a motor vehicle	11	9	-18%
Drugs	15	14	-7%
Criminal damage	5	3	-40%
Minor theft	28	9	-68%
Non residential burglary	2	4	100%
Residential burglary	7	7	0%
Other allegations	22	12	-45%
Total	137	89	-35%

Table 2: CADMIS calls made in the periods February to July 2004 and February to July 2005

Call type	Feb to Jul 04	Feb to Jul 05	% change
Disturbance in a public place	42	52	24%
Disturbance in licensed premises	2	2	0
Disturbance in private premises	3	4	33%
Domestic incident	5	1	-80%
Civil dispute	5	8	60%
Community problems	4	6	50%
Drunkenness	7	4	-43%
Total	68	77	13%

The total of notifiable offences (i.e. official crime figures from the Metropolitan Police Performance Information Bureau) from February to July 2005 in Hackney are down by 9% when compared to the same period in 2004. The total of CRIS allegations are down by 14% for the February to June 2005 period compared to the February to July 2004 period.

There does appear to be a contradiction between the number of crime allegations in the Kingsland Waste area falling so significantly, while the number of 999 calls (which are indicative of a fear of crime) have increased by 13%.

Appendix 3. HEALTH AND SAFETY REPORT RECOMMENDATIONS.

Recommendations that are generic to all markets are marked with an asterisk *:-

Generic Recommendations			H-M-L
No	Issue	Recommendation	Priority
1	Emergency arrangements *	Generate an emergency response plan and guidance for traders	H
		Conduct a fire risk assessment	
		Identify traders that deal with ignition sources	
		Ensure adequate access/egress	
		Ensure adequate segregation of pitches to reduce fire spread	
		Ensure traders using LPG have means of fighting fire and information on the hazards of LPG cylinders	
2.	Waste management	The provision of appropriate means of storing/disposing of waste *	M
		The use of a waste vehicle travelling through Ridley market should be stopped and alternative means of collection implemented e.g. The use of skips or additional labour or a compactor.	H
3.	Electricity supply and use	Repair existing supply and distribution units at Ridley Rd	H
		Notify the traders re the rules for using the supply, the types of connections and the associated hazards.	M
		Establish a formal monitoring process by inspectors.	L
		Provide the traders at Broadway with guidance on the hazards associated with their existing supply methods	L
4.	Pitch management	Establish and communicate standards for pitch management *	M
		Clearly identify pitch perimeters *	H
		Control the "case trader" pitch at Ridley	H
5.	Gullies and drains	Implement a regular maintenance scheme	L
6.	Roads and pavements	Establish vehicle access and parking controls	M
		Implement a monitoring programme	M
7.	Toilets	Assess the standards of current toilet provisions and develop an action plan	L
8.	Market layout	Review the layout of Kingsland Market to improve and consolidate.	M

Appendix 4. MARKETS FINANCIALSHEET – STATISTICAL BREAKDOWN.

Budget 2005/06	Markets	Ridley Road	Well Street	Hoxton Road	Kingsland	Broadway	Other Minor Sites
Employee Costs	313,385	250,708	12,535	12,535	12,535	12,535	12,535
Other Employee Costs	3,477	2,782	139	139	139	139	139
Premises	13,577	7,315	5,548	325	131	210	48
Transport	16,285	13,028	651	651	651	651	651
Supplies and Services	14,736	11,789	589	589	589	589	589
Third Party	15,907	10,420	233	2,393	963	1,547	350
Intra Departmental - Support	81,230	53,209	1,192	12,222	4,919	7,899	1,789
Intra Departmental - Refuse	436,555	285,964	6,408	65,684	26,434	42,454	9,612
Total Budgeted Expenditure	895,152	635,214	27,298	94,539	46,362	66,026	25,714
Forecasted Income							
Permanent	537,914	427,954	7,944	61,985	21,266	3,628	15,137
Casual	326,126	241,248	313	38,092	16,263	28,147	2,064
Total Forecasted Expenditure	864,040	669,203	8,256	100,077	37,529	31,774	17,201
Deficit/(surplus)	-31,112	33,989	-19,041	5,538	-8,833	-34,251	-8,513

Forecasted Outturn 2005/06	Markets	Ridley Road	Well Street	Hoxton Road	Kingsland	Broadway	Other Minor Sites
Employee Costs	243,213	194,570	9,729	9,729	9,729	9,729	9,729
Other Employee Costs	4,136	3,309	165	165	165	165	165
Premises	13,577	8,894	199	2,043	822	1,320	299
Transport	8,343	6,674	334	334	334	334	334
Supplies and Services	14,840	11,872	594	594	594	594	594
Third Party	15,907	10,420	234	2,393	963	1,547	350
Intra Departmental - Support	81,230	53,209	1,192	12,222	4,919	7,899	1,789
Intra Departmental - Refuse	436,555	285,964	6,408	65,684	26,434	42,454	9,612
Total Budgeted Expenditure	817,801	574,912	18,855	93,163	43,959	64,042	22,871
Forecasted Income							
Permanent	447,200	355,784	6,604	51,532	17,680	3,016	12,584
Casual	271,128	200,564	260	31,668	13,520	23,400	1,716
Total Forecasted Expenditure	718,328	556,348	6,864	83,200	31,200	26,416	14,300
Deficit/(surplus)	-99,473	-18,564	-11,991	-9,963	-12,759	-37,626	-8,571

Note:

The amount charged to Street Markets for the waste function is significantly less than the cost to the authority for providing the service. This issue will be considered as part of the development of the market strategy