

MARKET MANAGEMENT GROUP

WEDNESDAY 23 APRIL 2014 AT 2.00 PM

PRESENT: Members: Councillors Mrs Bradley (Chairman) and Mrs Martlew

Officers:

Mr B Blamires – Assistant Solicitor

Mr L Gallagher – Neighbourhood Services Manager

Mr R Higgins – Heritage Officer

Mr R Simmons – Property Services Manager

Mr M Walshe – Strategic Property Manager

Mrs S Norton – Committee Clerk

ALSO

PRESENT: Mr A Trumper – Ryden Property Consultants

MMG.01/14 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of:

Councillor Tickner

Mrs J Meek (Director of Economic Development)

Mr G Ingram (LaSalle Investment Management).

MMG.02/14 DECLARATIONS OF INTEREST

There were no declarations of interest affecting the business to be transacted.

MMG.03/14 MINUTES OF THE LAST MEETING

The Minutes of the Market Management Group held on 28 October 2013 were agreed as a correct record of the meeting.

MMG.04/14 MATTERS ARISING FROM THE MINUTES

Mr Higgins advised that he had determined that there were no grants available to assist with the repair and maintenance of the Market Hall.

With regard to the renewal of the Managing Agents Appointment Agreement Mr Higgins explained that he had discussed the matter with the Council's Legal and Financial officers who had advised that there were procurement protocols that would need to be followed. The process would be carried out in partnership with BAE systems. Mr Higgins agreed to bring further information on the issue to the next meeting.

Mr Higgins confirmed that, although the agreement with Rydens had lapsed, they were still in control of the management of the building. Mr Trumper confirmed that Rydens were happy with the process.

RESOLVED: That further information in respect of the procurement process with regard to the Management Agents Appointment Agreement to be provided for the next meeting of the Group.

A copy of the Managing Agent's report had been circulated prior to the meeting. Mr Trumper explained that since he had taken up the post in October 2013 he had reviewed the position for a couple of months before putting together a report for BAE Systems and the Council. It had become apparent that the main issues had been the fabric of the building and that a review of how the Market Hall was run, rental levels should be undertaken. Mr Trumper confirmed that occupancy levels were reducing. One of the reasons for the decrease was that people were moving into the town centre rather than take up stalls in the Market Hall. Mr Trumper advised that he was looking at realigning the rates for stalls to address the matter.

There was discussion about the future of Market Halls in general and it was agreed that it was important that all parties discuss the issues formally. Additional figures and details would be brought back to the next meeting.

Mr Trumper outlined continuing problems being experienced with regard to glazing and the condition of the roof. Clarification was being sought on the responsibility of repairs to the glazed barrel vault. It was suggested that a full review and costing of the wet sprinkler system should be undertaken.

The Traders' lift had been overhauled but replacement would be required within the next five years.

Mr Trumper outlined issues in respect of the high level lighting and advised that there was no budget allocated for that. The floor was in need of repair and the doors at the Fisher Street entrance required a major overhaul.

Discussion then took place around the service charge budget; capping criteria and building issues. Mr Trumper expressed the hope that the service charges would be within budget at the year end.

Mr Trumper explained the current position with regard to tenancy matters, including arrears. He added that there had been a fall in the occupation rate since the last report and further falls were expected by the end of April. Mr Trumper informed the Group that enforcement action was now being taken against some stallholders who were in arrears with rent and service charge. A new form of agreement had been drawn up which was currently under consideration.

Mr Trumper advised that a report had been drawn up and forwarded to LaSalle regarding the recoverability of capital expenditure. The matter was scheduled to be discussed with LaSalle over the course of the following weeks. Mr Simmons agreed to update the Group by e-mail of any issues raised in those meetings.

There was discussion about advertising and it was agreed that a small article could be drafted for the Gazette and/or Carlisle Focus magazine which could include details of how to lease a stall. There was further discussion around the possibility of including the Market Hall as part of the heritage Trail around the City.

RESOLVED – (1) That the Managing Agent's report be noted.

(2) That issues raised during the meeting with LaSalle will be circulated to the Group.

MMG.06/14 ANY OTHER BUSINESS

Mr Higgins advised that one of the lamp posts outside of the Market Hall had been damaged. The Council's Highways Manager had been advised who had contacted the County Council. The County Council had advised that as the post was not in a dangerous position its repair was not a priority. It was agreed that a letter would be drafted and sent to the County Council on behalf of Councillor Mrs Martlew as Portfolio Holder requesting that priority be given to the repair of the post as it had a negative visual impact on the Market Hall and the area.

RESOLVED: That a letter be drafted requesting priority be given to the repair of the post as discussed.

MMG.07/14 DATE OF NEXT MEETING

RESOLVED – That arrangements be made for the next meeting of the Market Management Group to take place on Tuesday 28 October 2014 at 2:00pm.

[The meeting ended at 2:50pm]