

MARKET MANAGEMENT GROUP

VIRTUAL MEETING

THURSDAY 30 APRIL 2020 AT 2.00PM

PRESENT: Councillor J Malinson (Chair) Councillors Ellis and Nedved.

OFFICERS: S Brown – Principal Lawyer
M Walshe – Property Services Manager
E Gillespie – Principal Accountant
C Furlong – Chartered Legal Executive
J Kemp – Economy and Enterprise Manager
R Plant – Democratic Services Officer

ALSO

PRESENT: Mr A McLetchie – Ryden Property Consultants

MMG.01/20 APOLOGIES FOR ABSENCE

An apology for absence was submitted on behalf of the Corporate Director of Economic Development.

MMG.02/20 DECLARATIONS OF INTEREST

Councillor Mallinson declared an interest in accordance with the Council's Code of Conduct in respect of agenda item 3, Managing Agents Report. The interest was due to Councillor Mallinson knowing one of the stallholders, he would not take part in any decision with regard to rent for stallholders

MMG.03/20 MINUTES OF PREVIOUS MEETING

The minutes of the Market Management Group held on 11 November 2019 were agreed as a correct record of the meeting.

MMG.04/20 MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes.

MMG.05/20 MANAGING AGENT'S REPORT

A copy of the Managing Agent's report had been circulated prior to the meeting. In presenting the report, Mr McLetchie advised that in light of the current COVID-19 pandemic it had not been possible to provide the traditional management report and instead provided an update on the ongoing operation of the Market Hall during these unprecedented times.

Following the implementation of the current Government restrictions the Market had been closed to the public since 23rd March. As such the majority of stallholders had ceased trading with the exception of two which provided a home delivery service. Of the larger anchor tenants, one had closed and one remained open as an essential food provider. A reduction in staffing levels had been implemented to allow the centre to function on this limited basis and the staff who were onsite used the time to carry out minor maintenance, cleaning and decoration tasks. A number of staff had been placed on Furlough to take advantage of the Government's job retention scheme.

Stallholders had raised their concerns over the implications the current restrictions were having on their business and ability to trade. As such they had submitted requests for relief in relation to rent and service charges during this period of difficulty.

Following discussions with Property Services, stallholders had been advised how their rents would be dealt with but further discussions were required with BAE and the City Council. Ryden had also directed stallholders to the Economic Development Department's database that provided information on Government assistance packages and allowed tenants to apply for those schemes that they were eligible for.

Ryden would continue to monitor the guidance received from both the UK Government and would provide further updates should this be required.

In response to questions Mr McLetchie confirmed that work was being undertaken to plan for reopening and how social distances measures could be implemented in line with guidance.

RESOLVED – 1) That the Managing Agents' report be noted.

2) That Carlisle City Council, Ryden and BAE enter into discussions regarding the support and advice that could be offered to stallholders with regard to their rent and future trading in the Market Hall.

MMG.06/20 ANY OTHER BUSINESS

There was no other business to be transacted.

MMG.07/20 DATE OF NEXT MEETING

RESOLVED – That arrangements be made for the next meeting of the Market Management Group to take place in October 2020.

[The meeting ended at 2.21pm]