

MARKET MANAGEMENT GROUP

TUESDAY 24 APRIL 2012 AT 2.00 PM

PRESENT: Carlisle City Council

Members: Councillors Mrs Bowman (Chairman) and Bloxham

Officers:

Mrs J Meek – Director of Economic Development

Mr S Brown – Assistant Solicitor

Mr R Simmons – Property Services Manager

Mr R Higgins – Heritage Officer

Mrs S Norton – Committee Clerk

ALSO

PRESENT: Mr D Thomson - Ryden Property Consultants

MMG.01/12 APOLOGIES FOR ABSENCE

An apology for absence was submitted on behalf of Mr G Ingram - LaSalle Investment Management

MMG.02/12 DECLARATIONS OF INTEREST

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

MMG.03/12 MINUTES OF THE LAST MEETING

The Minutes of the Market Management Group held on 26 October 2011 were agreed as a correct record of the meeting.

MMG.04/12 MATTERS ARISING FROM THE MINUTES

The Chairman referred to a number of issues highlighted by Members at the previous meeting and sought progress reports in respect thereof.

Graffiti

Funding had been identified for the work to be carried out and the Local Environment Officer was currently looking at tenders. The cost would include an invisible, permeable substance that, whilst not preventing graffiti, would enable the Council to clean the sandstone without causing damage.

Blue Bell Lane

It was not clear who was responsible for street cleaning in that area due to changes within the Directorates. Mrs Meek agreed to speak with Mr Gray to clarify the situation and feed the information back to Councillor Mrs Bowman.

There was general satisfaction with regards to the gates on the Lane although there was an issue with litter and leaves blowing into the gated area which was now difficult to clear.

RESOLVED – That updates on the above matters be reported back to the Chairman of the Market Management Group as appropriate.

MMG.05/12 MANAGING AGENT'S REPORT

A copy of the Managing Agent's report had been circulated prior to the meeting.

Mr Thomson advised:

- that an issue with the sprinkler system had now been resolved
- the maintenance schedule for the goods lift had been increased to enable an increase in the number of checks as it was old and often had to carry heavy loads
- repairs above the entrance had identified dry rot spores in the area. The Landlords' insurers had inspected the area and were awaiting costs. It was anticipated that the situation would have been resolved by the next meeting.

Mr Thompson updated members of the meeting on the Service Charge issues and advised that he was in discussion with Mr Brown and Mr Simmons regarding amending the method of service charge recovery. Mr Brown was concerned, from a legal

perspective, that it may not be possible to impose a change to the method of charging and Officers in Finance would also need to be consulted as there may be VAT implications.

Mr Discussion would be held between Mr Thompson, Mr Simmons and Mr Brown and an update feedback to Mrs Meek and Councillor Mrs Bowman.

Mr Thompson explained the current position with regard to arrears.

Mr Thompson further explained that the drop in income indicated in the report was due to the slow period following the Christmas period. Councillor Mrs Bowman advised that generally within the City Centre trading had been good in the lead up to the Christmas period and traders in the Market Hall had also reported that trading had been up during that time.

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

2. That the outcome of the review into Service Charges be reported to Mrs Meek and Councillor Mrs Bowman

MMG.06/12 ANY OTHER BUSINESS

Mr Thompson reported that he had met with an Officer with regard to car parking in the loading area adjacent to the Market Hall. Mr Thompson outlined a proposal to increase the number of parking spaces in that area. He agreed to discuss the issue with Mr Simmons and Mr Brown to clarify the legal position before updating Mrs Meek on the proposal.

RESOLVED: That Mr Simmons and Mr Brown update Mrs Meek on discussions in respect of car parking adjacent to the Market Hall

MMG.07/12 DATE OF NEXT MEETING

RESOLVED – That arrangements be made for the next meeting of the Market Management Group to take place in October 2012

[The meeting ended at 2:30pm]