

FOR PUBLICATION

OUTSIDE MARKET RECONFIGURATION UPDATE

MEETING:	COMMUNITY, CUSTOMERS AND ORGANISATIONAL SCRUTINY COMMITTEE
DATE:	15 SEPTEMBER 2015
REPORT BY:	CULTURAL AND VISITOR SERVICES MANAGER
WARD:	ALL
KEY DECISION REFERENCE (IF APPLICABLE):	N/A

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BACKGROUND PAPERS FOR PUBLIC REPORTS: Reports to Scrutiny Committee on 20 November 2014 and 16 April 2015 and to Council on 17 December 2014

1.0 PURPOSE OF REPORT

1.1 To provide a progress report on the delivery of a feasibility study on Chesterfield's outdoor market. The purpose of the study is to analyse the existing operation and present a number of possible development options, with costs, which will make the market a more attractive location for both traders and shoppers and help to provide it with a sustainable future.

2.0 RECOMMENDATION

2.1 To consider the progress report and information received on the market reconfiguration, and provide views on the developments to date.

3.0 BACKGROUND

- 3.1 A report was received and considered by this Scrutiny Committee on 20 November 2014 which outlined the issues that inhibit the development of the open air market, explained the importance of the market to the development of Chesterfield and identified the need for a feasibility study to be undertaken.
- 3.2 In December 2014 Council approved the allocation of £15,000 from the Service Improvement Fund to appoint consultants to undertake a feasibility study and provide options, with estimated costs, for the redesign and upgrade of the Market Place.
- 3.3 In the report presented to Scrutiny in April 2015 members were informed that the IBI Group was appointed as consultants for the market reconfiguration project. Following a desk top analysis, by them, of the current operation of the market and its topographical layout, a public engagement exercise was carried out with traders, town centre stakeholders and members of the public.
- 3.4 From this consultation exercise a list of key priorities for improvements was identified which allowed the IBI Group's design team to focus upon drawing up a series of options for consideration.
- 3.5 The improvement priority list included:
- Wider aisle widths to allow better access, higher footfall and freedom of movement between stalls and through the Market Place
 - Improved sightlines and better trading conditions, to be able to attract traders and shoppers to the centre of the market
 - Better weather protection for traders and customers
 - Improved facilities including power points, lighting, storage and refuse collection points
 - Enhancing the appearance of the market by removing, if possible, the large number of boards and trestles that are very visible on non-market days

4.0 PROGRESS TO DATE

- 4.1 A project board has been established which meets regularly to offer advice and guidance to the consultants and to make sure that any

options on the remodelling of the Market Place are achievable given the constraints of the site, and acceptable given that it is located in a conservation area.

- 4.2 The board includes officers from planning, conservation, economic development, urban design, Kier Facilities Maintenance and markets, as their input and steer will be crucial to the success of the scheme.
- 4.3 The IBI Group is working on a series of options based on three levels of intervention – low, medium and high. The higher the intervention level the higher the costs incurred.
- 4.4 A low level of intervention will result in the existing wooden stalls being used, with a reduction in stall numbers to give wider aisles and corner display areas. This option retains flexibility to allow additional stalls to be erected when the need requires.
- 4.5 The medium intervention suggests the use of new double sided stall structures set out in blocks of sixes or eights. This option also widens the aisles, is flexible and provides corner displays and or a central seating area.
- 4.6 The highest level of intervention suggests a completely different layout that follows the contours of the market either in individual rows or in block structures.
- 4.7 All of the outline options will address stall coverings, power supply, lighting, storage and refuse collection points.

5.0 NEXT STEPS

- 5.1 The IBI Group is currently developing these options and addressing such issues as materials, actual stall design, improving facilities and services and calculating budget costs for each option.
- 5.2 It is anticipated that the IBI Group will complete this work in late September early October 2015.
- 5.3 A second phase of the consultation process will then take place in October 2015 which will explain the emerging proposals and implications for traders, the public and the council. Any further feedback will then be analysed and, if appropriate, be incorporated into the final report.

5.4 Once the second consultation phase is completed the feasibility study with recommendations, a business case and an implementation plan will then be reported to Cabinet.

6.0 RECOMMENDATION

6.1 To consider the progress report and information received on the market reconfiguration, and provide views on the developments to date.

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You can get more information about this report from
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