

For publication

Markets Fees and Charges 2022-23

Meeting:	Cabinet
Date:	14 December 2021
Cabinet portfolio:	Town Centre and Visitor Economy
Directorate:	Leisure, Culture and Community Wellbeing
For publication	

1.0 Purpose of the report

- 1.1 To set the fees and charges for the Chesterfield Open Markets for 2022-23.

2.0 Recommendations

- 2.1 That the fees and charges for the Chesterfield Open Markets for 2022-23 be as detailed in Appendix 1.
- 2.2 That the agreed 2021-22 rates of Fees and Charges be fully re-instated from Monday 28 February 2022.
- 2.3 That the concessionary stall rate of £10 per stall remain in place until Monday 28 February 2022.
- 2.4 That as part of the market reconfiguration project being undertaken between 2021 and 2023 a review of the pricing structure be made during this time, identifying the premium and secondary pitches, following best practice adopted nationally and ensuring a value for money approach is taken to realise the full income potential of the market. These fees to be adopted for 2023-24, subject to the necessary consultation and approvals procedures.
- 2.5 That the Service Director for Leisure, Culture and Community Wellbeing, through delegated authority with the Portfolio Holder for

Town Centre and Visitor Economy, apply appropriate negotiated fees for new activities and opportunities that are introduced during the period covered by this report.

3.0 Reason for recommendations

3.1 Supporting the town centre economy is at the heart of what we do and continues to be a key priority for the Council. The Council recognises the importance of investing in town centre support and the need for a long-term recovery plan. It is felt that any increase in market fees would have an adverse effect on this strategy at this time.

3.2 In line with delegated authority, and with both Portfolio holder and SLT approval, concessionary rates for Traders have been in place since 23 March 2020, initially free rent until July 2020, £5 until September 2020 and currently £10, all per stall, across all market days. This is deemed necessary to support the market.

3.3 The impact of COVID-19 significantly reduced Markets income to the Council in 2021/22 however trader numbers have started to return to more normal levels of occupancy. It is anticipated that by 2022/23 levels will be back to pre-pandemic numbers.

3.4 As part of the Revitalising the Heart of Chesterfield project the open market is set to benefit from a £1.15 million intervention alongside a wider Northern Gateway and public realm scheme. It is anticipated that this will support, strengthen and re-invigorate the market area ensuring it bounces back from COVID-19 and is ready to meet the future demands of the town centre.

3.5 It is imperative that the Council receives an acceptable return from the Market. The Council's budget strategy is to deliver a balanced and sustainable budget. Given the forecast budget challenges it is important that all income streams are reviewed to support the delivery of a sustainable budget. As such it is appropriate to re-instate in full the stall fees agreed for 2021-22 to assist the Council in achieving a balanced budget for 2022/23.

4.0 Report details

4.1 The Council has previously reviewed Open Market fees and charges every year. As such it is already anticipated there would be a review for 2022/23,

normally the prior financial year performance helps inform the fees review based on occupancy and income levels. However due to the COVID-19 pandemic it is not possible to review these as there was significant interruption to the operation of the Open Market.

- 4.2 Any review of fees and charges needs to be sensitive to the potential impact it may have on the current trader base, which is slowly returning to pre-pandemic levels. Any increase that is un-realistic or un-sustainable regarding the current town centre trading patterns could have a negative effect on trader numbers and result in further losses.
- 4.3 A review of other fees and charges in towns similar in size to Chesterfield would indicate that the proposed fees remain realistic, proportionate and comparable. A benchmarking exercise is detailed at Appendix 2.
- 4.4 The Council is committed to providing a good quality, well maintained, safe and vibrant market. The return to full fees for 2022-23 ensures these standards are maintained and future investment in our Market through the Revitalising the Heart of Chesterfield scheme is evidence of this commitment.

5.0 Alternative options

- 5.1 To increase the existing fees in line with inflationary rises. This could potentially undermine the current progress of returning to normal levels of trader occupancy and is not recommended.

6.0 Implications for consideration – Financial and value for money

- 6.1 The anticipated income for 2022/23 based on the recommendations above is £295,090.

7.0 Implications for consideration – Legal

- 7.1 The recommendations have no negative Legal implications.

8.0 Implications for consideration – Human resources

- 8.1 The recommendations have no negative Human Resources implications.

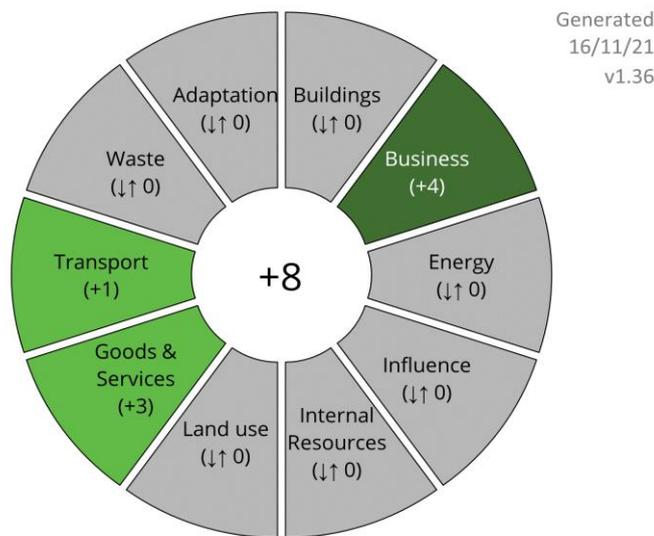
9.0 Implications for consideration – Council plan

9.1 The recommendations for markets fees and charges supports the Council Plan by assisting in the three key objectives, making Chesterfield a thriving Borough, Improving the quality of life for local people and providing value for money services.

10.0 Implications for consideration – Climate change

10.1 A completed climate change impact assessment was undertaken for this report the outcome from this is detailed at 10.2.

10.2 Infographic below;



Chesterfield Borough Council has committed to being a carbon neutral organisation by 2030 (8 years and 1 months away).

11.0 Implications for consideration – Equality and diversity

11.1 The completed equality impact assessment can be found at Appendix 3.

12.0 Implications for consideration – Risk management

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
Increase in charges may result in trader losses and a reduction in income	M	M	Not to increase charges for 2022/23	L	L
Damage to Council's reputation	M	M	Not to increase charges for 2022/23	L	L

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Decision information

Key decision number	1061
Wards affected	All

Document information

Report author	
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Appendices to the report	
Appendix 1	Open Market Fees and Charges 2022/23.
Appendix 2	Benchmarking Exercise.
Appendix 3	Equality Impact Assessment.