

DONCASTER METROPOLITAN BOROUGH COUNCIL

REGENERATION & HOUSING OVERVIEW & SCRUTINY PANEL

WEDNESDAY, 16TH OCTOBER, 2019

A MEETING of the REGENERATION & HOUSING OVERVIEW & SCRUTINY PANEL was held at the COUNCIL CHAMBER - CIVIC OFFICE, DONCASTER on WEDNESDAY, 16TH OCTOBER, 2019 at 10.00 AM

PRESENT:

Chair – Councillor David Nevett (Vice-Chair in the Chair)

Councillors Iris Beech, Steve Cox, Charlie Hogarth, Eva Hughes and John Mounsey

ALSO IN ATTENDANCE:

Councillors P Wray and J Blackham Cabinet Member for Highways, Street Scene and Trading Services.

Drew Oxley, Head of Trading Services
Helen Flint, Strategy and Performance Analyst
Debbie Hogg, Director of Corporate Resources

APOLOGIES:

Apologies for absence were received from Councillors Majid Khan and Bill Moreduie Cabinet Member for Business, Skill and Economic Development

		<u>ACTION</u>
2	<u>TO CONSIDER THE EXTENT, IF ANY, TO WHICH THE PUBLIC AND PRESS ARE TO BE EXCLUDED FROM THE MEETING.</u>	
	None.	
3	<u>DECLARATIONS OF INTEREST, IF ANY.</u>	
	There were no declarations made.	
4	<u>MINUTES OF THE MEETING HELD ON THE 18TH APRIL 2019</u>	
	The minutes of the meeting were agreed as a correct record.	
5	<u>PUBLIC STATEMENTS</u>	
	There were no public statements made.	

6	<p><u>DELIVERY OF THE MANAGEMENT OF DONCASTER MARKETS</u></p>	
	<p>Further to the Overview and Scrutiny Management Committee meeting held on 19th February, 2019, the Panel received it's first update on the delivery of management of Doncaster Markets. The information provided included:</p> <ul style="list-style-type: none"> • A recap and background information previous to the contract being awarded; • Street Scene Contract; • Heritage Zone Fund Bid; • Contract Management meetings; and • Mexborough Market. <p>Following the presentation Members gave further consideration to the following areas relating to the Doncaster Wool Market:</p> <p><u>General Management of the Contract</u> – in response to Members questions, it was confirmed that all aspects of the contract were running well with development, growth and investment ideas being regularly addressed.</p> <p>Members recognised that they had listened to some positive points during the presentation and were assured that the contract was being delivered and monitored, with MAM Doncaster (Market Asset Management) held to account, monitored with delivery being made against the contract. The Panel was reminded that this was a concession contract with an annual sum paid to the Local Authority. It was also explained that there were contract clauses in place to address any early signs of contract failure.</p> <p><u>Street Cleaning Contract</u> – it was confirmed that MAM had taken responsibility for the cleaning of the Wool Market. It was noted that when the cleaning was undertaken by the Local Authority it was not a single person's post, but additional hours to their regular day therefore there would not be any additional service provided by the Local Authority to other areas in the Borough.</p> <p><u>Cleaning within the Wood Market</u> - The cleaning was now undertaken by Wool Market staff who had been multi-skilled to carry out a number of roles. Staff routinely cleared and cleaned tables but it was recognised that they were pressured at busy times, for example, during the Tour de Yorkshire. Customers were regularly being encouraged to self clear and recycle independently.</p> <p>Following a Member's concern, it was confirmed that the provision of a</p>	

toilet monitoring sheet would be discussed with MAM.

Building Maintenance - It was confirmed that MAM currently paid a fee for the maintenance of the building to be undertaken by the Local Authority but this was an area that would be re-addressed in the near future.

Increasing footfall – to increase attendance and enjoyment across the Wool Market it was noted that all events no matter how small or large were co-promoted with events for the town centre. Work was also being undertaken to find new product lines to attract more people to visit.

Members were pleased to note that the Market service had a dedicated website, Twitter and Facebook page to promote events to a wider audience. Events currently planned included Halloween and Christmas Lights events, with proposals being developed following the Christmas period.

Wool Market Occupancy – it was reported that there were 24 new tenancies and the occupancy was at 83%. It was noted that as part of the monthly meetings with MAM, up and coming embryonic businesses were discussed including their growth potential in the future, for example, possible relocation in a couple of years into small shop units across the town centre.

Footfall Counter – Members noted that this was still to be installed with the actual site within the Wool Market area, to be agreed.

Current Feel of Doncaster Market – Members were delighted with the number of events held since the opening of the new Wool Market that opened in March, 2019 including the Tour de Yorkshire, Friday Night Live sessions and the Delicious Doncaster Food Festival. The food and retail outlets had been received well with all 12 food outlets being occupied, with 100% of retail units due to be let by Christmas 2019.

Heating system – it was confirmed that a glazing infill solution was required to reduce the drafts occurring at top of the building and circulating cold air throughout. Therefore, unallocated capital funding would be used to glaze three areas to prevent the temperatures dropping quickly during the cooler evenings.

It was acknowledged that a more constant heating system was required, and in the short term hot air blowers were being made available. In the long term, consideration needed to be given to the climate change agenda and heating costs. For this reason investigations were required into what systems would be most appropriate, for example, ceramic heaters that generated less electricity usage.

Stall Holder Terms and Conditions – MAM was currently giving consideration to all leases and if there was any proposed changes, the Local Authority would need to be informed. It was an issue that would be addressed at the next Management Meeting with MAM. Members were reminded that rents had been kept static in recent years but as a consequence created a loss in income to the Local Authority.

Meetings with Traders – It was confirmed that MAM and the Local Authority had met with Doncaster Market Traders on two occasions during the evening and it had been very well attended, with a separate meeting for Traders in Mexborough. MAM had also met separately with the Fruiters to address a single issue relating to waste. It had been made clear by MAM that they were always available to hold general discussions with all Traders.

Opening Hours – due to bank holidays being very popular shopping days it was suggested that opening during this period be addressed with MAM at the next management meeting.

Parking Times – it was confirmed that customers were now able to park for up to a period of 4 hours with current arrangements for evenings and weekends continuing.

Borrowing requests by MAM – it was confirmed that it had been made clear within the contract that there could be no borrowing from the Local Authority until there has been clear investment by MAM.

Peddlers – Licences for this category were activated by the Police for use across the Country. In response to MAM's request to undertake this process, it was refused but it was an issue that could be addressed in the future.

Alcohol Licences – the Market areas were part of the PSPO to ensure no unsociable drinking could take place. Therefore, there was the requirement for a temporary event notice had to be secured for each event.

To conclude, it was recognised that the contract with MAM was still in it's infancy and therefore future reports would contain a summary of contractual matters, notable events and performance information.

Members highlighted how much they enjoyed the Wool Market area, thanked officers for their time and for providing the information to the Panel.

RESOLVED: That the issues relating to Bank Holiday opening hours and toilet cleaning monitoring sheets be raised at the next contract monitoring meeting with MAM.

UPDATE

The Senior Governance Officer presented the Scrutiny Work Plan and highlighted the Council's Forward Plan of Key Decisions. She stressed that if any Member wished to give consideration to any of the items published to inform the Chair.

Resolved: That the Work Plan be noted.