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## **Economic & City Development Overview & Scrutiny Committee**

**24<sup>th</sup> March 2010**

Report of the Interim Head of Civic, Legal & Democratic Services

### **Newgate Market Review**

#### **Summary**

1. This report presents Members with information in relation to the review they are undertaking on Newgate Market. A scoping report was considered and agreed at a meeting of the Committee on 8<sup>th</sup> December and in light of this the following timetable has been prepared for today's meeting:
  - 3pm – Site visit (meet at the fountain in Parliament Street at 3pm)
  - 4.30pm (approximate) – Meeting at the Guildhall to receive a presentation from the Principal City Development Officer, a presentation from a representative of the National Association of British Market Authorities (NABMA) and a briefing paper regarding the income of Newgate Market
  - 7pm (approximate) – Evening Site Visit

#### **Background**

2. At a meeting of the Economic & City Development Overview & Scrutiny Committee held on 14<sup>th</sup> July 2009 Members received the 2008/09 Outturn Report – Finance & Performance. This reported a shortfall in income at Newgate Market following a trend of reduced stall take up and a national decline in the popularity of open markets. Discussions on this report ensued and it was agreed that the Committee would like further information on Newgate Market. A briefing note was prepared and presented to Members of the Committee at their meeting on 29<sup>th</sup> September 2009.
3. This briefing note was discussed and the key themes and discussion points are attached at Annex A to this report and entitled information received to date.
4. In coming to a decision to review this topic; the Economic & City Development Overview & Scrutiny Committee recognised certain key objectives and the following remit was agreed.

## **Aim**

To investigate possible ways of improving the existing stall market and its surrounding area currently occupied by Newgate Market as a contribution to the Renaissance Team's work and the Footstreets Review, enabling them to recommend new designs and roles for Newgate Market and the associated public realm.

## **Key Objectives**

- i. To receive information from the Renaissance Team about its work plan; particularly in relation to Newgate Market.
- ii. To investigate comparators to Newgate Market (what makes a good market, what constitutes good practice)
- iii. To investigate potential immediate, short and long term development of, improvements to and usages of this area
- iv. To look at the income generated by Newgate Market.

## **Context of Review**

5. The future of Newgate Market is being formally considered as part of the statutory Local Development Framework (LDF) through its daughter document the City Centre Area Action Plan (CCAAP). With an agreed remit to feed into the CCAAP, a Renaissance Team has been established by the City of York Council and Yorkshire Forward (who are providing the finance) to investigate and put forward proposals in relation to the city centre public realm. This will not just focus on spatial/design issues but will address what uses might be encouraged, by whom and at what time of day.
6. Also underway is the Footstreets Review, which is looking at how Newgate is accessed at different times of the day. As with CCAAP, consultation on the review is already underway with city centre businesses already looking forward to the next stage of the review.

## **Consultation**

7. Relevant officers within the Economic Development Unit have been consulted as part of the review process.
8. Further interested parties will be consulted as the review progresses and a representative from the National Association of British Market Authorities (NABMA) will be attending the meeting today.

## **Timetable and Further Information**

9. The timetable for today's meeting will be as follows:

3pm – Site Visit to Newgate Market

10. The City Centre Manager will give a short introduction about Newgate Market to Members of the Committee before showing them around the market area.

#### 4.30pm – The meeting

11. Members of the Committee are requested to return to the Guildhall to discuss the site visit and to receive information on the following:

- i. Presentation from the Principal City Development Officer outlining the recent progress on the economic masterplan and vision work, as currently being developed through Professor Alan Simpson and his team, and funded by Yorkshire Forward. The presentation will also outline the outcomes from the recent charrette weekend (where over 100 hundred people were invited to hear about the work of the renaissance panel and to join in working groups) and options for the future of Newgate market will be discussed.

Professor Simpson is acting as a critical friend on the CCAAP. The city development team has previously consulted on options for Newgate market through an issues and options report, and we will give feedback on the key messages from that consultation. It will also outline the 'placecheck' approach, in terms of assessment of places.

- ii. Presentation from a representative of NABMA on what makes a good market and examples of good practice
- iii. Briefing Papers (Annexes B & C to this report refer) to be presented by the City Centre Manager on the income of Newgate Market

#### 7pm (approximately) – Site Visit

12. Members of the Committee will be asked to return to Newgate Market, with the City Centre Manager, to see the area at night, after the market traders have left for the day.

### **Options**

13. Members are asked to note the information received today and;

- i. Consider whether they would like to hold a public event to seek views from the market traders and members of the public who use the market
- ii. Consider scheduling another meeting to consider a draft final report and to formulate the recommendations arising from the review.

### **Analysis**

14. Members are requested to consider the information received at today's meeting with a view to formulating some recommendations to include in a draft final report at a future meeting.

15. In a scoping report dated 8<sup>th</sup> December 2009 Members agreed to hold a public event. The idea of this was to talk to market traders and market users to receive their ideas and views for the future of the area. It was suggested

that this be a combined event with the Renaissance Team who have already stated their desire to consult with city centre business interests. In light of the information received today and the work the Renaissance Team have already undertaken the Committee are asked to decide if such an event is still necessary and if so, what value this could add to the review.

## **Corporate Priorities**

16. This report and the scrutiny topic on Newgate Market are linked with the Thriving City theme of the Corporate Strategy 2009/2012:

‘We will continue to support York’s successful economy to make sure that employment rates remain high and that local people benefit from new job opportunities.’

17. It also touches on elements of the Sustainable City and Effective Organisation themes in the recently refreshed Corporate Strategy 2009/2012.

## **Implications**

18. **Financial** – There is a small amount of funding available within the scrutiny budget to carry out reviews. There are no other financial implications associated with this report however; implications may arise as the review progresses.

19. **Human Resources** – There are no Human Resources implications associated with the recommendations within this report.

20. **Legal** – There are no legal implications associated with this report however, implications may arise as the review progresses.

21. There are no known equalities, property, crime & disorder or other implications associated with the recommendations within this report.

## **Risk Management**

22. In compliance with the Council’s risk management strategy there are no known risks associated with the recommendations in this report.

## **Recommendations**

23. Members are asked to:

- i. Note the information received today
- ii. Consider whether they would like to hold a public event to seek views from the market traders and members of the public who use the market
- iii. Consider scheduling another meeting to consider a draft final report and to formulate the recommendations arising from the review.

Reason: To progress this review.

### Contact Details

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Report Approved



Date 16.03.2010

**Specialist Implications Officer(s)** None

**Wards Affected:** Guildhall Ward

All

For further information please contact the author of the report

### Background Papers:

Newgate Market – Focus Report – 29<sup>th</sup> September 2009  
Scoping Report – Newgate Market – 8<sup>th</sup> December 2009

### Annexes

**Annex A** Information Received to Date  
**Annex B** Briefing Note – Newgate Market  
**Annex C** Newgate Market Tolls