

Item No.	Classification: Open	Date: 16 August 2010	Decision Taker: Cabinet Member for Environment, Transport and Recycling
Report title:		Setting fees and charges within the Street Markets for 2010-11	
Ward(s) or groups affected:		All	
From:		Strategic Director of Environment & Housing	

RECOMMENDATION

1. That the Cabinet Member for Environment, Transport and Recycling agrees to the street trading fees and charges as itemised in Appendix A for implementation on 1 September 2010.

BACKGROUND INFORMATION

2. In October 1991, the council adopted the London Local Authorities Act 1990. Under this Act, the council can recover all reasonable costs for street trading activities, which it does through traders' fees and charges. The fees can be assessed on an annual basis.
3. Street trading fees and charges vary for different traders depending on whether they are temporary (trading on a day-on-day basis) or permanent (have a fixed pitch and paying for a monthly licence), and depending on which market they are trading at.
4. The street trading account is ring fenced. The level of fees is determined by assessing the reasonable costs in connection with the street trading section's function. The Act does not allow fees and charges to be profit making.
5. In order to continue making improvements to Southwark's markets, the deficit in the street trading account has to be addressed over time. Further, as part of its responsibilities to its taxpayers, the council is obligated to ensure that the street trading account brings itself into balance so that no special burden is transferred to the General Fund. At 1 April 2010 the Street trading account was £820,800 in deficit. Given the mandated self-financing nature of the account, street trading fees and charges have to be increased over time to both recover the deficit and to reflect the rising costs of administering the markets. In addition, the council enforces charges for defaulting traders to defray the costs involved with chasing arrears and the revocations process.
6. The current fees and charges structure was implemented on 1 October 2008 at which time the Executive Member for Environment and Transport agreed the target of balancing the Street Trading Account by 31 March 2010. This has not been possible and the deficit currently stands at £820,800.
7. There is an outstanding appeal being decided by the Department of Business,

Innovation and Skills on the charging for toilet provision from the Street Trading Account. This has not affected the last Fees and Charges implementation, but if successful, could remove the costs of the provision of toilets from the Street Trading Account. This would reduce the deficit, but would put costs back into the general budget account.

KEY ISSUES FOR CONSIDERATION

8. The proposed fees and charges structure for 2010/2011 are set out in Appendix A. It is to be noted that these increases will not clear the deficit by the end of this financial year; a thorough review of markets has been completed with the intention of addressing this issue. Together with the small overall increase in fees set out in this report and the actions outlined below it is intended that these will continue to assist in bringing the account back into balance. If implemented these fees will result in an average 3.8% increase for permanent traders and a 0.9% increase for temporary traders. This fee structure will reduce some market fees on certain days on individual markets to help promote an increase in traders on these days. The proposed budget for 2010/2011 is itemised in Appendix B.
9. In addition to the proposed increases in fees and charges set out officers are implementing a Street Markets Development plan seeking to provide for sustainable Street markets in the Borough that includes:
 - Extending the designation of popular trading sites like Northcross Road to encourage more traders.
 - Incentives and promotions to maximise occupancy of street trading pitches across the borough including more proactively seeking traders in particular commodities that add value to street markets.
 - Special events, farmers markets etc. to increase footfalls and generate income.
 - Reviewing forecourt licensing which is currently among the lowest fee scale in London.
 - Working with the Bermondsey Antiques Market Association to attract more traders (including short term incentives for new traders).
 - Continuing the focus on proactively promoting Street Markets in the Borough.
10. The London Local Authorities Act 1990 (as amended) (LLAA) requires that before determining the fees and charges (or any variations thereof) in respect of street trading licences, the council shall give notice of the proposed charges to licence holders or to a body or bodies representative of them and shall publish a notice of the proposed charges in a newspaper circulating in the area.

Consultation

11. The council is required to consider responses arising from consultations before making any decisions in that regard. All responses received will be addressed and presented in a report to the Cabinet Member in due course for approval of the proposed fees and charges structure.
12. In accordance with the LLAA the traders were given notice of the proposal to increase the Street Trading Fees and Charges via a letter. This letter was delivered to registered permanent and temporary traders on 29 June 2010. A copy of this letter is attached in Appendix C.
13. In accordance with the LLAA the council published a notice regarding the proposal

to increase the street trading fees in Southwark News on 1 July 2010 and again on 8 July 2010. A copy of the published notice is attached in Appendix D.

14. Both the notice and the mailout to traders outlined that anyone wishing to object to the proposed fees and charges should give written notice setting out the grounds of their objection no later than 19 July 2010.
15. Responses were received from one individual. This response, together with replies from council officers is attached as Appendix E. In addition to the written response the council met with the Southwark Association of Street Traders on 22 June 2010. A copy of the minutes of that meeting is attached in Appendix F.
16. In accordance with the LLAA it is the duty of the council to consider any representations made during the consultation period. We have considered the objections and have made two amendments to the fees and charges for recommendation in Appendix A. We have adjusted the Westmoreland Road temporary trader fee from £14.00 to £16.00 all days, with no additional supplement for weekends. This reflects previous fees arrangements. We have also removed the charge for first arrears letter and kept second arrears letter at its present fee of £25.00. These are the only changes from original fees and charges proposals.
17. A benchmarking exercise has been carried out looking at other London boroughs and this demonstrates that notwithstanding the proposed increase, the fees charged by the council remain one of the lowest in comparison with various other boroughs; see Appendix G.

Policy Implications

18. The proposals contained within this report for the new fees and charges structure support the corporate priorities of addressing equalities issues in Southwark and will eventually contribute to driving down debt within the street trading account.

Community Impact Statement

19. This item has been judged to have no or a very limited direct impact on the community. The people affected by this decision are the traders in Southwark.
20. In relation to the traders the proposed fees and charges comply with the recommendations of an Equalities Impact Assessment conducted in 2005, which found that the pre-2005 fees and charges seemed to show an adverse impact on minority traders because of the large differential in fees between permanent and temporary traders. The increases in 2007 and 2008 began to address this issue and the proposals set out in this report are for a slightly larger average increase for permanent than temporary traders that continues to narrow the gap. The proposal to give reductions for six and five day temporary licences further addresses this issue.

Resource Implications

21. Notwithstanding that the street trading account is ring-fenced, the increases in fees in previous years have failed to reduce the deficit in the Street Trading account and the income collected was consequently insufficient to cover costs. This has led to a deficit on this account, which presently totals £820,800 as at 31 March 2010. The deficit has increased by 59% in the past 12 months due to increased costs and reduced income from traders. It should be noted that as the account is ring fenced the deficit has no implications for the General Fund; however any deficit is listed as a debtor to the council in its accounts. As noted above, the council has an obligation to recover the deficit to ensure that there is no special burden on the General Fund over time.
22. It should be noted that the budget for 2010/11 has no provision for bad debts. A review of these provisions was carried out in 2009/10. The Street Trading Section has been putting certain measures into place to reduce the level of arrears (and decrease the prospects of bad debt), including the following:
 - Utilising non-cash collection of fees where possible, including standing orders and considering the use of direct debit payments.
 - Application of measures to prevent a significant build up of arrears by traders, including revocation of their licences and having defaulting traders dealt with more frequently by the Licensing Sub-Committee.
 - Imposing charges, as proposed in this report to deter repeat and prospective offenders.
 - Reviewing the effectiveness of the debt recovery process.
 - Sending out quarterly reminder letters to all debtors greater than four weeks in arrears.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

23. Section 32 of the London Local Authorities Act authorises the council to make a charge for the grant, renewal or variation of a street trading licence and the grant of a temporary licence. The fees are to be set at a level that will be sufficient to cover the whole, or part of the reasonable cost of administering the street trading functions of the council.
24. Section 32(2) (a-d) of the Act stipulates the type of costs that may be recovered through the street trading fees, which are summarised as follows:
 - collection and disposal of refuse or other services rendered;
 - cleaning of the street trading streets;
 - administrative or other costs incurred with the administration of the fees and charges structure; and
 - Street trading enforcement costs.
25. Members must be satisfied that the proposed fees are properly calculated so as to enable the relevant costs outlined above to be recouped without creating a profit. However, there needs to be a surplus achieved each year to cut the outstanding deficit.
26. The requirement for the Council to give notice of the proposed charges to license holders and their representatives is contained in Section 32 subsections (7-9) of

the Act. Details of the steps to consult with traders taken by the street trading department are contained in paragraphs 11 to 16 of the report.

27. Members must be satisfied that the notification and consultation requirements have been carried out in accordance with the Act and that the council has properly undertaken its duty to consider the representations made.

Concurrent report by the Finance Director (Env/ET/120810)

28. This report seeks approval for the proposed street trading fees and charges structure with effect from 1 September 2010. It is only concerned with fees and charges where the council has discretion about the level to be charged.
29. Currently the Medium Term Resource Strategy (MTRS) is to generally increase discretionary fees and charges to a level that is equal to the most appropriate London average except where this conflicts with Council policy or would lead to adverse revenue implications. As outlined in the report, the proposed fees and charges structure will result in an average increase of 3.8% for permanent traders and 0.9% increase for temporary traders. This will bring them in line with the Inner London average without adversely affecting demand. Based on the neighbouring borough benchmarking information provided (see Appendix G) and given that the proposals seek to maximise income to cover the costs, they can therefore be considered in line with the MTRS.
30. The cumulative deficit of £821k as at 31March 2010, in the Street Markets trading account is of concern. By being ring fenced, the deficit has no immediate implications for the General Fund. The council however, has an obligation to recover the deficit to ensure that there is no special burden on the General Fund over time. The proposed fees and charges will assist in achieving a break even position for the financial year 2010/11 but will not however reduce the cumulative deficit brought forward. A Markets and Street Trading Strategy is currently going through decision making process and in addition, a short term implementation plan has been developed and has been presented to the Finance Director.
31. The above measures have been worked into a formal recovery plan to recover the trading account deficit and put the trading account in a better financial footing. The proposed fees and charges structure is one of such measures to ensure the deficit is cleared over the long term.

AUDIT TRAIL

Lead Officer	Gill Davies, Strategic Director Environment and Housing		
Report Author	Des Waters, Head of Public Realm, Environment and Housing		
Version	Final		
Dated	16 August 2010		
Key Decision?	Yes	If yes, date appeared on forward plan	February 2010
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Communities, Law & Governance	Yes	Yes	
Finance Director	Yes	Yes	
Cabinet Member	Yes	Yes	
Date final report sent to Constitutional Officer		16 August 2010	

APPENDICES

Appendix No	Title
A	Fee and charges proposed for 2010/2011
B	Proposed Street Trading budget for 2010/2011
C	Letter to Registered Traders
D	Published Notice
E	Submissions received and responses from Council Officers
F	Minutes of SAST Meeting 22 nd June 2010
G	Benchmarking Report

APPENDIX A**Fees and charges amended proposals 2010/2011**

	2008/2009 Fees & Charges	2010/2011 Proposed Fees & Charges
	£	£
<u>EAST STREET MARKET</u>		
<u>Licensed Traders</u>		
Full Week (Tuesday-Sunday)	£234.00 per month	£240.00
Tuesday – Friday & Sunday	£234.00 per month	£220.00
Tuesday to Saturday	£215.00 per month	£220.00
Tuesday to Friday	£185.00 per month	£185.00
Saturday and Sunday	£135.00 per month	£135.00
Saturday only	£72.00 per month	£ 80.00
Sunday only	£81.00 per month	£ 80.00
<u>Temporary Traders</u>		
Weekdays	£25.00 per day	£ 25.00
Weekends	£27.00 per day	£ 27.00
<u>East Street Incentives</u>		
5 Day Trading (inc weekends)	N/A	£100.00
6 Day Trading (inc weekends)	N/A	£125.00
Move up (daily)	£25.00 or £27.00 per day	£ 15.00
Additional pitch	£25.00 or £27.00 per day	£ 15.00
<u>SMALL MARKETS</u>		
<u>Licensed traders</u>		
Southwark Park Road	£171.00 per month	£190.00
Tower Bridge Road	£171.00 per month	£190.00
Peckham Pitches & Markets	£192.00 per month	£190.00
Kiosk – Peckham Road	£228.00 per month	£228.00
Westmoreland Rd (Mon – Sat)	£124.00 per month	£125.00
Westmoreland Rd (Sun only)	£50.00 per month	£ 50.00
Blackwood Street (Sun only)	£89.00 per month	£ 80.00
<u>Temporary Traders</u>		
Weekdays	£16.00 per day	£16.00 per day
Weekends	£18.00 per day	£18.00 per day
Westmoreland Road (all days)	£14.00 per day	£16.00 per day
Monday – Saturday (full week)	£52.00 per week	£60.00 per week
<u>NORTH CROSS ROAD</u>		
<u>Licensed Traders</u>		
Friday	N/A	£70.00 per month
Saturday	N/A	£80.00 per month
Friday & Saturday	N/A	£135.00 per month
Monday – Thursday	N/A	N/A
<u>Temporary Traders</u>		
Monday – Thursday	£16.00 per day	£16.00 per day
Friday	£18.00 per day	£18.00 per day
Saturday	£22.00 per day	£24.00 per day

Sunday	N/A	£18.00 per day
BERMONDSEY ANTIQUES MARKET		
Licensed Traders	£100 per month	£100.00 per month
Temporary Traders	£30.00 per day	£30.00 per day
Extra Pitch	£10.00 per day	£15.00 per day
OTHER LOCATIONS (Prime Sites)		
London Bridge Approach Elephant & Castle	N/A N/A	Sealed Bids For vacant pitches from 1 st July 2010
Permanent Traders	£228.00 per month	£250.00 per month
Temporary Traders	N/A	£25.00 per day 5 and 6 day incentive as per East Street
ALL OTHER ISOLATED LOCATIONS		
Benchley Gardens (Fri – Sun)	£135.00 per month	£135.00
All Others	£228.00 per month	£228.00
<u>OTHER CHARGES</u>		
Registration Fee – Temp	£35.00	£35.00
Registration Fee – Perm	£15.00	£20.00
Renewal of Licence	£15.00	£20.00
Replacement Licence	£15.00	£20.00
Replacement Pitch Plate	£15.00	£20.00
Registration of Assistant	£15.00	£20.00
Variation of Licence	£15.00	£20.00
Other Variations i.e. Next of Kin Transfer	£15.00	£20.00
Second Arrears Letter	£25.00	£25.00
Sub Committee Hearing (Panel)	£50.00	£50.00
Dawes Street Car Park Fees	£5.00	£2.50
Dawes Street Container Space	N/A	£80 per week
Shop Front Licence Fees		
Registration	£50.00	£50.00
Renewal	N/A	£50.00
Fee (paid quarterly)	£25.00 per month	£50.00 per month

APPENDIX B**Proposed Street Trading Budget for 2010/2011**

MARKETS		
<u>STREET TRADING ACCOUNT - 2010/11 BUDGET</u>		
EXPENDITURE	NOTES	£
EMPLOYEE COSTS	A	129,400
REPAIRS, PREMISES	B	101,000
SUPPLIES & SERVICES (inc contracts)	C	424,867
TRANSPORT	E	4,100
WASTE	F	353,251
MISCELLANEOUS EXPENSES	G	0
REALLOCATIONS / RECHARGES	H	13,786
GROSS EXPENDITURE		1,026,484
INCOME	I	1,026,484
NET EXPENDITURE	J	0

STREET TRADING ACCOUNT - 2010/2011 NOTES TO BUDGET

A.	EMPLOYEE COSTS		BUDGET
	TOTAL EMPLOYEE COSTS		129,400
B.	PREMISES		
	Repairs, Rates, Utilities		
	Repairs & Maintenance (Building-conveniences, offices etc)	12,500	
	Electricity	30,000	
	Water	2,500	
	NNDR-LBS	56,000	
	TOTAL PREMISES	101,000	101,000
C.	SUPPLIES & SERVICES		
	Details of supplies and services are as follows:		
	Professional fees	395,367	
	Marketing & publicity services	8,000	
	Payments for legal services	12,000	
	Computer consumables	1,000	
	Telephones (land lines)	200	
	Telephones (mobiles)	300	
	Postages	2,000	
	Delivery charges	0	
	Printing	2,000	
	Stationery	3,000	
	Office expenses	1,000	
	TOTAL SUPPLIES & SERVICES	424,867	424,867
D.	ENVIRONMENTAL SERVICES		
	<i>Dawes Street Refuse Collection</i>	15,000	
	<i>Street (Markets) Cleansing Contract Sum</i>	241,083	
	<i>Waste Disposal charges</i>	65,000	
	<i>Convenience Cleansing</i>	32,168	
	Cleansing charges in respect of Portland Street and Dawes Street conveniences.		
	TOTAL ENVIRONMENTAL SERVICES	353,251	353,251
E.	TRANSPORT	4,180	4,180

The transport costs relate to car allowances payable to the markets team for the use of private or leased cars on journeys related to work.

F.	MISCELLANEOUS EXPENSES	0	0
	<i>Targeted reduction to outstanding deficit on SAST Account</i>		
G.	REALLOCATIONS & RECHARGES IN	13,786	13,786
	<i>Recharge for Divisional Overheads and Support Officers</i>		
<hr/> GROSS EXPENDITURE			1,026,484
H.	INCOME	1,026,484	1,026,484
<hr/> I. NET EXPENDITURE			0

APPENDIX C



(date)

(addressee)

Dear (addressee)

Proposal to Increase Street Trading Fees & Charges
London Local Authorities Act 1990 (as amended)

Please find enclosed a copy of the proposed street trading fees and charges for the year 2010/2011, which is proposed to commence 1 September 2010. Also enclosed is a copy of the budget for the 2010/2011 year.

The proposed fees and charges have been calculated in accordance with the London Local Authorities Act 1990 (as amended), by assessing the Council's reasonable costs of administering street trading activities in Southwark. Those costs for the 2010/11 are set out in the enclosed budget.

The Council does not derive any profit from the fees and charges it receives from traders and all income received from such fees go towards managing and improving the markets.

If you wish to object to the proposed fees & charges and budget, you should give written notice setting out the grounds of your objection no later than 19th July 2010.

The Council will consider any such objections received before deciding whether to pass the resolution. Objections must be sent to:

The London Borough of Southwark
Street Trading Section
47-53 Dawes Street SE17 1EL

In addition, a body representative of Licence holders has the right to request the Council to supply further information or explanation with regard to the proposed charges in order to ascertain whether the proposed charges are reasonable and have been computed in accordance with the legislation. If applicable, you may wish to contact your body representative about making such a request. Any such requests must be received no later than 12 July 2010.

Please note that this letter and the proposed fees and charges attached, form part of the formal consultation required under the Act. At the expiry of the consultation period specified above, a report will be presented to Councillor Hargrove, Southwark Council's Cabinet Member for Environment, Transport and Recycling to determine the level of fees and charges for the 2010/11 year.

Yours faithfully

A handwritten signature in black ink, appearing to be 'GD', written in a cursive style.

Gill Davies
Strategic Director of Environment and Housing

**LONDON BOROUGH OF SOUTHWARK
LONDON LOCAL AUTHORITIES ACT 1990 (as amended)
STREET TRADING FEES AND CHARGES CONSULTATION**

NOTICE IS HEREBY GIVEN under Section 32 of the London Local Authorities Act 1990 (as amended) that The London Borough of Southwark (“the Council”) proposes the fees and charges set down below for street markets in the Council’s area.

Anyone wishing to object to the proposed fees and charges should give written notice setting out the grounds of their objection no later than 19th July 2010. Objections to be addressed to:

Fees and Charges Consultation
Street Trading Section
London Borough of Southwark
47-53 Dawes Street
London
SE17 1EL

PROPOSED FEES AND CHARGES

	2008/2009 Fees & Charges	2010/2011 Proposed Fees & Charges
	£	£
<u>EAST STREET MARKET</u>		
<u>Licensed Traders</u>		
Full Week (Tuesday-Sunday)	£234.00 per month	£240.00
Tuesday – Friday & Sunday	£234.00 per month	£220.00
Tuesday to Saturday	£215.00 per month	£220.00
Tuesday to Friday	£185.00 per month	£185.00
Saturday and Sunday	£135.00 per month	£135.00
Saturday only	£72.00 per month	£ 80.00
Sunday only	£81.00 per month	£ 80.00
<u>Temporary Traders</u>		
Weekdays	£25.00 per day	£ 25.00
Weekends	£27.00 per day	£ 27.00
<u>East Street Incentives</u>		
5 Day Trading (inc weekends)	N/A	£100.00
6 Day Trading (inc weekends)	N/A	£125.00
Move up (daily)	£25.00 or £27.00 per day	£ 15.00
Additional pitch	£25.00 or £27.00 per day	£15.00
<u>SMALL MARKETS</u>		
<u>Licensed traders</u>		
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Kiosk – Peckham Road	£228.00 per month	£228.00
Westmoreland Rd (Mon – Sat)	£124.00 per month	£125.00
Westmoreland Rd (Sun only)	£50.00 per month	£50.00
Blackwood Street (Sun only)	£89.00 per month	£80.00

Temporary Traders		
Weekdays	£16.00 per day	£16.00
Weekends	£18.00 per day	£18.00
Monday – Saturday (full week)	£52.00 per week	£60.00
NORTH CROSS ROAD		
Licensed Traders		
Friday	N/A	£70.00 per month
Saturday	N/A	£80.00 per month
Friday & Saturday	N/A	£135.00 per month
Monday – Thursday	N/A	N/A
Temporary Traders		
Monday – Thursday	£16.00 per day	£16.00 per day
Friday	£18.00 per day	£18.00 per day
Saturday	£22.00 per day	£24.00 per day
Sunday	N/A	£18.00 per day
BERMONDSEY ANTIQUES MARKET		
Licensed Traders	£100 per month	£100.00 per month
Temporary Traders	£30.00 per day	£30.00 per day
Extra Pitch	£10.00 per day	£15.00 per day
OTHER LOCATIONS (Prime Sites)		
London Bridge Approach Elephant & Castle	N/A N/A	Sealed Bids For vacant pitches from 1 st July 2010
Permanent Traders	£228.00 per month	£250.00
Temporary Traders	N/A	£25.00 per day 6 and 5 day incentive as East Street
ALL OTHER ISOLATED LOCATIONS		
Benchley Gardens (Fri – Sun)	£135.00 per month £228.00 per month	£135.00 £228.00
All Others		
OTHER CHARGES		
Registration Fee – Temp	£35.00	£35.00
Registration Fee – Perm	£15.00	£20.00
Renewal of Licence	£15.00	£20.00
Replacement Licence	£15.00	£20.00
Replacement Pitch Plate	£15.00	£20.00
Registration of Assistant	£15.00	£20.00
Variation of Licence	£15.00	£20.00
Other Variations		
i.e. Next of Kin Transfer	£15.00	£20.00
First Arrears Letter	N/A	£20.00
Second Arrears Letter	£25.00	£50.00
Sub Committee Hearing (Panel)	£50.00	£50.00
Dawes Street Car Park Fees	£5.00	£2.50
Dawes Street Container		

Space	N/A	£80 per week
Shop Front Licence Fees		
Registration		
Renewal	£50.00	£50.00
Fee (paid quarterly)	N/A	£50.00
	£25.00 per month	£50.00 per month

MARKETS
STREET TRADING ACCOUNT - 2010/11 BUDGET

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EXPENDITURE	NOTES	£
EMPLOYEE COSTS	A	129,400
REPAIRS, PREMISES	B	101,000
SUPPLIES & SERVICES (inc contracts)	C	424,867
TRANSPORT	E	4,180
WASTE	F	353,251
MISCELLANEOUS EXPENSES	G	0
REALLOCATIONS / RECHARGES	H	13,786
GROSS EXPENDITURE		1,026,484
INCOME	I	1,026,484
NET EXPENDITURE	J	0

STREET TRADING ACCOUNT - 2010/2011 NOTES TO BUDGET

A.	EMPLOYEE COSTS		BUDGET
	TOTAL EMPLOYEE COSTS		129,400
B.	PREMISES		
	Repairs, Rates, Utilities		
	Repairs & Maintenance (Building-conveniences, offices etc)	12,500	
	Electricity	30,000	
	Water	2,500	
	NNDR-LBS	56,000	
	TOTAL PREMISES	101,000	101,000
C.	SUPPLIES & SERVICES		
	Details of supplies and services are as follows:		
	Professional fees	395,367	
	Marketing & publicity services	8,000	
	Payments for legal services	12,000	
	Computer consumables	1,000	
	Telephones (land lines)	200	
	Telephones (mobiles)	300	
	Postages	2,000	
	Delivery charges	0	
	Printing	2,000	
	Stationery	3,000	
	Office expenses	1,000	
	TOTAL SUPPLIES & SERVICES	424,867	424,867
D.	ENVIRONMENTAL SERVICES		
	<i>Dawes Street Refuse Collection</i>	15,000	
	<i>Street (Markets) Cleansing Contract Sum</i>	241,083	
	<i>Waste Disposal charges</i>	65,000	
	<i>Convenience Cleansing</i>	32,168	
	Cleansing charges in respect of Portland Street and Dawes Street conveniences.		
	TOTAL ENVIRONMENTAL SERVICES	353,251	353,251
E.	TRANSPORT	4,180	4,180

The transport costs relate to car allowances payable to the markets team for the use of private or leased cars on journeys related to work.

F.	MISCELLANEOUS EXPENSES	0	0
	<i>Targeted reduction to outstanding deficit on SAST Account</i>		
G.	REALLOCATIONS & RECHARGES IN	13,786	13,786
	<i>Recharge for Divisional Overheads and Support Officers</i>		
GROSS EXPENDITURE			1,026,484
H.	INCOME	1,026,484	1,026,484
I.	NET EXPENDITURE		0

APPENDIX D

Published Notice –

LONDON BOROUGH OF SOUTHWARK LONDON LOCAL AUTHORITIES ACT 1990 (as amended) STREET TRADING FEES AND CHARGES CONSULTATION

NOTICE IS HEREBY GIVEN under Section 32 of the London Local Authorities Act 1990 (as amended) that The London Borough of Southwark (“the Council”) proposes the fees and charges set down below for street markets in the Council’s area.

Anyone wishing to object to the proposed fees and charges should give written notice setting out the grounds of their objection no later than 19th July 2010. Objections to be addressed to:

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London Borough of Southwark
47-53 Dawes Street
London
SE17 1EL

PROPOSED FEES AND CHARGES

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Saturday only	£72.00 per month	£ 80.00
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<u>Temporary Traders</u>		
Weekdays	£25.00 per day	£ 25.00
Weekends	£27.00 per day	£ 27.00
<u>East Street Incentives</u>		
5 Day Trading (inc weekends)	N/A	£100.00
6 Day Trading (inc weekends)	N/A	£125.00
Move up (daily)	£25.00 or £27.00 per day	£ 15.00
Additional pitch	£25.00 or £27.00 per day	£ 15.00
<u>SMALL MARKETS</u>		
<u>Licensed traders</u>		
Southwark Park Road	£171.00 per month	£190.00
Tower Bridge Road	£171.00 per month	£190.00
Peckham Pitches & Markets	£192.00 per month	£190.00
Kiosk – Peckham Road	£228.00 per month	£228.00
Westmoreland Rd (Mon – Sat)	£124.00 per month	£125.00
Westmoreland Rd (Sun only)	£50.00 per month	£ 50.00

Blackwood Street (Sun only)	£89.00 per month	£ 80.00
Temporary Traders		
Weekdays	£16.00 per day	£16.00
Weekends	£18.00 per day	£18.00
Monday – Saturday (full week)	£52.00 per week	£60.00
NORTH CROSS ROAD		
Licensed Traders		
Friday	N/A	£70.00 per month
Saturday	N/A	£80.00 per month
Friday & Saturday	N/A	£135.00 per month
Monday – Thursday	N/A	N/A
Temporary Traders		
Monday – Thursday	£16.00 per day	£16.00 per day
Friday	£18.00 per day	£18.00 per day
Saturday	£22.00 per day	£24.00 per day
Sunday	N/A	£18.00 per day
BERMONDSEY ANTIQUES MARKET		
Licensed Traders	£100 per month	£100.00 per month
Temporary Traders	£30.00 per day	£30.00 per day
Extra Pitch	£10.00 per day	£15.00 per day
OTHER LOCATIONS (Prime Sites)		
London Bridge Approach	N/A	Sealed Bids For vacant pitches from 1 st July 2010
Elephant & Castle	N/A	
Permanent Traders	£228.00 per month	£250.00
Temporary Traders	N/A	£25.00 per day 6 and 5 day incentive as East Street
ALL OTHER ISOLATED LOCATIONS		
Benchley Gardens (Fri – Sun)	£135.00 per month	£135.00
All Others	£228.00 per month	£228.00
OTHER CHARGES		
Registration Fee – Temp	£35.00	£35.00
Registration Fee – Perm	£15.00	£20.00
Renewal of Licence	£15.00	£20.00
Replacement Licence	£15.00	£20.00
Replacement Pitch Plate	£15.00	£20.00
Registration of Assistant	£15.00	£20.00
Variation of Licence	£15.00	£20.00
Other Variations		
i.e. Next of Kin Transfer	£15.00	£20.00
First Arrears Letter	N/A	£20.00
Second Arrears Letter	£25.00	£50.00
Sub Committee Hearing (Panel)	£50.00	£50.00

Dawes Street Car Park Fees	£5.00	£2.50
Dawes Street Container Space	N/A	£80 per week
Shop Front Licence Fees		
Registration	£50.00	£50.00
Renewal	N/A	£50.00
Fee (paid quarterly)	£25.00 per month	£50.00 per month

APPENDIX E

Correspondence from traders and responses from Council Officers

3 Roding Lane North,
Woodford Bridge
Essex IG8 8NR

9th July, 2010.

Dear Sirs, re. - Your ref: - LE 5199

I am in receipt of your letter dated
the 28th June for which I thank you

With regard to the proposed rent increase
the letter states that Licensed Traders pay
£50 per month and the proposed rent will
remain the same. The letter also states
that Temporary Traders pay £18 at weekends
whereas at Westmoreland Road we pay £14
and therefore in keeping with Licensed Traders
our rent should stay at £14.

I am fully registered as a permanent
casual trader with National Market Traders
Federation insurance which enables me to
legally trade in any Market in the Country.
I also wear my Southwark photo F.D.
which is a rare thing at Westmoreland Rd.

A. Dingley

Mr. Dennis Digby
8 Roding Lane North
Woodford Bridge
Essex
IG8 8NR

Re: Fees and Charges 2010/11

Dear Mr. Digby,

Thank you for your letter of 9th July received in this office on 13th July, pointing out an error in the Street trading fee notice posted to all traders in respect of Westmoreland Road Market on Weekends.

I am pleased to accept that this was an error in printing and there should have been an individual reference to Westmoreland Road in the Fees and Charges breakdown.

I wish to inform you that the current daily rate of £14.00 will rise to a daily rate of £16.00 from 1st September 2010, in line with all other small markets. However, there will be no weekend supplement for this street market.

I hope that this response is helpful.

Thank you for bringing this error to our attention.

Yours Sincerely

John McHenry
Markets Development Manager

PUBLIC REALM
SAST MEETING

MINUTES OF MEETING HELD ON TUESDAY 22ND JUNE 2010 AT 15.00.

Present:-

Mr John McHenry – (JM)
Mr M Steele (MS) – Operations Manager Geraud (UK)
Mr J Wallington (JW) – Secretary of SAST (East St)
Mr G Cooper (GC) Chair of SAST (East St)

Apologies:- Dave Field

2010/2011 Proposed Fees and Charges Meeting.

JM – Opened the meeting - handing everyone present a copy of the proposed 2010/2011 new Fees and Charges plus The Markets Street Trading Account 2010/11 Budget.

1. Street Trading Account 2010/11 Budget.

JM –Runs through the points A – I on the Markets Budget.

GC and JW – Both requested a further breakdown of the accounts explaining they should be more detailed.

2. Proposed Fees and Charges.

JM – Then proceeded to explain the new fees starting with East Street, Including couple of new incentives which will hopefully encourage new Traders onto the Market.

Then running through Small Markets, North Cross Road, The Bermondsey Antiques Market plus all the other isolated locations. Plus introducing Sealed Bids for vacant pitches (London Bridge/Elephant & Castle) from July 2010.

JW & GC wanted to know if sealed bids would be legal.

JM – Will pass this through the Solicitors.

JM – We are looking at all avenues to bring in extra revenue to help the deficit.

GC – Would like to further discuss sealed bid but does admit that it is one way to raise income.

3 Admin Fees.

JM – Proposal for the first arrears letter to be £20.00

JW – Raises concern about this as he has done before.

GC – The fee for the first arrears letters should not be charged for as if they have arrears they probably couldn't afford the letter fee.

JM – The fee for the second arrears letter raised to £50.00.

JW – Objections raised about the fee for the second arrears letter.

JM – Would like an official response so he can make his recommendations to the committee.

JM – Asked for the overall impression of fees & charges.

JW & GC both agree that it is reasonable.

JW – Raised concern over the deficit.

JM – Explained he has to break even this year, plus cut the deficit by chasing arrears etc.

We have to look at ways to fill the market up by doing away with the five rule pitch strategy.

GC – Everyone is against doing away with the five rule pitch strategy.

JM – The letter plus the fees and charges will be going out to every single trader this week.

Comments back to John McHenry by 19th July.

Appendix G

Appendix G	Benchmarking data			
London Borough	Market	Trading Days	Perm Fees per day	Temp Fees per day
LB Southwark	East Street	Tue – Sun	£234 per month	
		Tue – Fri	£185 per month	Weekdays - £25
		Sat	£72 per month	£27 per day
		Sun	£81 per month	£27 per day
	Small Markets	Mon – Sat	£171 per month	Weekdays - £14 Weekends - £18
	NCM	Friday Only	£100 per month	£30 per day
	Newspapers	Mon – Sat	£100 per month	N/A
	Blackwood Street	Sunday Only	£89 per month	£18 per day
	Westmoreland Road	Sunday Only	£50 per month	£18 per day
	LB Lewisham	Lewisham Town Centre	Sunday only	£26.00
Deptford Market		Wed / Fri / Sat	£14 - £26	£18 - £26
Deptford Market		Wed – least busy day	£18	£20
Private	Greenwich Market	Thu / Fri	£10	
	Greenwich Market	Sat	£40	
	Greenwich Market	Sun & Bank Hol. Mon	£50	
LB Hackney	Ridley Road	Mon – Sat	£50 per week	
		Mon – Fri	£44 per week	
		4 days excl. Fri & Sat	£35 per week	
		Sat	£23	£30
	Hoxton	Mon – Sat	£30 per	

Appendix G	Benchmarking data			
London Borough	Market	Trading Days	Perm Fees per day	Temp Fees per day
			week	
		Mon - Thurs		£8 per day or £25 for all 4 days
		Fri		£15
		Saturday		£20
		Mon – Sat (inc)		£40
	Kingsland Waste	Saturday Only	£20	£20
	Well Street & Broadway	Mon - Thurs	£10	£5
		Friday Only	£7	£8
		Saturday Only	£8	£9
		Friday and Saturday	£15	£17
		Mon – Sat (inc)	£29	£22
	Narrow Way	Saturday	n/a	£30
	Old Street	Saturday	n/a	£30
Barking & Dagenham (Private)	East Street	Tue - Fri	n/a	£2.50 -£3.10 per ft
		Sat	n/a	£3.60 per ft - £4.20
Dagenham Market		Sunday's Only	n/a	£51.00 per 10 ft
LB Lambeth	Brixton Stn – 2 nd hand	Mon – Sat	£237 per month	Thu / Fri - £12 Sat - £14
	Electric Avenue	Mon – Sat	£323 per month	£30 per day
	Popes Road	Mon – Sat	£300 per month	£20 per day
	Brixton Concourse	Mon – Sat	£237 per month	Thu / Fri - £14 Sat - £15
	Brixton Station Rd	Mon – Sat	£237 per month	Thu / Fri - £14 Sat £15
	Lower Marsh	Mon – Sat	£194 per month	Mon – Thu - £10 day Fri – Sat -

Appendix G	Benchmarking data			
London Borough	Market	Trading Days	Perm Fees per day	Temp Fees per day
				£20 day
	Lambeth Walk	Mon - Sat	£90 per month	£10
	Arts & Crafts – Tunstall Road	Saturday Only	£120 for 6 week block payment	£120 for 6 weeks block payment
	St Thomas Hospital	Mon – Sat	£332.00 per month	N/A
	Isolated pitches average		£343 per month	N/A
Tower Hamlets	Crisp Street	Mon – Fri	n/a	£5
		Sat	n/a	£25 - 45
	Columbia Road	Sunday Only	n/a	£45
	Petticoat Lane	Mon - Fri	n/a	£5
		Sun	n/a	£32
	Whitechapel	Mon - Fri	n/a	£7
		Saturday	n/a	£30
	Isolated Pitches	Mon - Fri	n/a	£20
		Saturday	n/a	£40
		Sunday	n/a	£50