

# Leeds Market increase to fees and charges from 1<sup>st</sup> October 2022

Date: 9<sup>th</sup> September 2022

Report of: Head of Markets

Report to: Director of City Development

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

## What is this report about?

### Including how it contributes to the city's and council's ambitions

- The report is to highlight there has been no inflationary increases to the market service fees and charges since 2013, and this is now impacting on the markets income and ability to break even against budget.
- The below ideas were put together for areas where increased income can be generated for the market to offset rising costs. These proposed increases would generate the market around an extra **£40,000** per annum.
- Promote the offer to trade from a market barrow, relocating barrows to different locations within the market for those selling retail items rather than food. Would generate **£4,000**.
- Set up a monthly Friday craft market in the event space charging £30 per stall would generate **£3,600**.
- Rebrand the Farmers market on Briggate to attract more food and artisan stalls increasing capacity from 20 stalls to 40. Increasing stall costs from £35 - £40 and £35 - £50 for catering vans would generate **£10,000**.
- Increase the hirer charge to external operators of our event space, meeting room, equipment and electric. This would generate **£2,000**.
- Increase Elland Road catering pitches by 5% would generate **£3,400**.
- Bring the Saturday stall price at Otley market in line with the stall price charged on Friday, this would go from £14.65 to £15.75 generating **£2,100**.
- Increase the charge per car at all car boots from £2.65 to £3.00 generating **£3,000**.

- Increase the market licence charges for operators wanting to hold their own market from £3.30 per stall to £3.65 generating **£100**.
- Increase the charges by 5% to Artsmix market for stall erecting from £25 to £26.25 and the licence fee from £3.30 to £3.65, generating **£1,100**.
- Create two incubator units for new businesses to try out the market for 3-6 months in the hope they continue and take up a unit full time, paying full-service charge and 10% of the rental value. This would generate **£5,000**.
- Increase all street trading pitches across Leeds by 5% and separately charge for electricity usage for those in the city centre using the electricity pillars as previously this was included in the daily rental charge. This will generate **£5,000**.
- The proposals to increase the income contributes to the city's and councils ambitions of Inclusive Growth Strategy, supporting the city's economic recovery from covid 19 and building longer-term economic resilience

## Recommendations

- a) The Chief Officer Operations and Active Leeds is asked to approve a number of increases to market fees and charges with effect from the 1st October 2022 which would increase the market income by £40,000 per annum.

## Why is the proposal being put forward?

- 1 The market hasn't increased any fees and charges since 2013.
- 2 As a Council all services are having to make savings and look at where extra income can be generated to ensure all services hit a balanced budget.
- 3 There is concern that if these increases are not implemented it will put considerable pressure on the market service achieving a balanced budget
- 4 Due to the above points, it is proposed that approval to increase the above fees and charges is approved.

## What impact will this proposal have?

**Wards Affected: Little London, City Centre and Woodhouse, and Otley and Yeadon.**

Have ward members been consulted?  Yes  No

- 5 This proposal will impact external market operators and a small amount of market traders at Otley market with slight increased trading costs. This will help to cover the increased costs being passed onto the market service.

## What consultation and engagement has taken place?

- 6 The Deputy Leader of Council and Executive Member for Economy, Culture and Education has been briefed on the proposal and is supportive. Ward Members in Otley and Yeadon have been informed of the proposal.

### **What are the resource implications?**

- 7 There are no added resource costs in implementing these increases.

### **What are the legal implications?**

- 8 This decision is not eligible for call in.

### **What are the key risks and how are they being managed?**

- 9 There is a risk that operators are not able to absorb the increased costs or pass them onto their traders and have to stop trading. The market service will be writing out to everyone where costs are increasing in advance explaining why costs have had to increase.

### **Does this proposal support the council's 3 Key Pillars?**

- Inclusive Growth       Health and Wellbeing       Climate Emergency

- 10 The proposal contributes towards the outcomes of **Inclusive Growth Strategy**, supporting the city's economic recovery from covid 19 and building longer-term economic resilience

### **Options, timescales and measuring success**

#### **a) What other options were considered?**

- 11 No other options were considered.

#### **b) How will success be measured?**

- 12 Where increases have been made there is no loss of income due to operators having to cease trading.

#### **c) What is the timetable for implementation?**

- 13 Increases are to come into force from the 1<sup>st</sup> October 2022.

### **Appendices**

- 14 None

### **Background papers**

- 15 None