

## Market Meeting with Kingswood, 19/02/2018 19:00

**Present:** Mark Kimber, Debbie Kimber, Paul Jones (Kingswood Homes), Clare Tyson (chair), Rachel Stevens, Nicky Rogers, Ian Trenaman, Philip Pyle, Charles Dumbleton (representing Ruby Country), Theresa Moon, Deb Laing-Trengove, Ben Bailey, Patrick Kimber (notes).

Apologies: Andrea Kimber,

### Agenda

- Paul Jones, presentation
- Q&A
- Other updates

### Paul Jones

#### What happens when Kingswood Homes takes ownership (interim period)?

- Contractual complications may delay signing, but Kingswood hope everything will continue using current plans (whether it is delayed or not).
- Kingswood have taken onboard as many comments as they can.
- We can keep one of the sheds as a temporary basis.
- Rent free, but we cover gas, electric, water, rates.
  - Kingswood will do a zero rent lease (perhaps with a notice period).
  - Need to plan for continuity e.g. if the first operator decides they don't want to run it, then we need to have plans in place.
  - Will the town council (or somebody else) underwrite the rates.
  - PP - suggests checking into small business rate relief. It needs to be your only premises. Or it needs to be a charity.
- See attached paper which includes parking areas.
- Similar amount of parking as for the area when the new market opens (150?).
- Access to the parking areas will be available through the two existing entrances (A386 & Bridge St). Vehicular access from the A386 to the market building may be intermittent but will be kept open when possible.
- Phase 1 is the area nearest the Community Centre.
- They have spoken to Chris Hancock and he is wanting to relocate. If he does, then Kingswood will try and incorporate all or part of his existing building into the scheme - though because of timescales not part of this initial application.
- The question then is... who runs the Tuesday market:
  - It is for the town council (or this working group) to give guidance on who should run the market.
  - Kingswood would much prefer to stay out of it.
- TM - Indoor traders are setting up over in the sheep shed building next week. Greg Vick has told them they are welcome in there for the whole of March (and hopefully until the contract is signed).
- Rates will need to be paid by a person or a group.
- There are three toilets in the offices, they are in the blue area, Kingswood are happy for us to use them.
  - DK - Probably not suitable for public use.
- The shop units are included in the blue area.
- BB - enquiry parking opposite A386 entrance? Hard core from the site could be put there and the carnival parking could be held there.
- Kingswood are not buying the land on the opposite side of the by-pass. Greg Vicks owns that bit of land.
  - PJ thinks the land was offered to WDBC by Greg Vick, but planning restrictions as it's floodplain prevent its use. Paul will find out more.

- If the level is altered, then you have to “compensate” for the loss of space for flood water.
- PP - asked about the area where the building is. Why not just give the building to the town?
  - The borough council have tied this up in the S106 agreement.
  - The borough council want the industrial units and a new market.
  - They don’t want the space to just be given to the town.

**What happens when the new market is formed (completion)?**

- Planning application may be slightly delayed.
  - There is an obligation to maintain the existing market.
  - CT - So the employment zone can’t come forward until phase 2 is complete (the new market)?
- If there is interest in the employment zone, then it could come forward earlier and a strategy developed to keep market space available.
  - If PP wanted to buy an area and build auction rooms, then Kingswood would put the shell up (with a roof on) and put the services in.
  - Planning restrictions would make it harder for PP to build what he wanted (rather than what was granted at planning).
- The parking zone for the new market will move to phase 3 area while the building is knocked down.
- Phase 3 (remaining houses) cannot be built until the employment zone has been delivered.
- Kingswood will board off minimal areas.
- Timescales of development once Planning Consent is granted by WDBC
  - 6 months before start on site
  - 18 months – 2 years before the new market is ready.
  - After planning permission is given, the buildings will be demolished fairly quickly.
  - The demolition should not close the market. The asbestos isn’t the most dangerous kind.
  - CT - Is the fur and feather building still part of the allocated space for market provision?
  - Kingswood are still committed to putting up a building for the fur and feather market.
  - We now have a “frozen” plan (this doesn’t mean it won’t change).
  - The fur and feather building will face towards the market.
  - This is an obligation under the 106 agreement.
  - The community will need to buy, rent or lease the fur and feather building. It must be viable for the community. It might be a peppercorn rent, but there will need to be some kind of control (so the building can’t just be sold off at a profit).
  - There will probably need to be a period of time when the fur and feather market is relocated again while the shed is demolished and the new building is constructed.

**A Vision Document was presented to the group (PJ)**

- (is a work in progress)
- Examples of existing markets:
  - Altrincham
  - Shambles
- 20 x semi-permanent / semi-open units / lock-up type units. 3m x 3m standard market units.
- the large open structure idea has been discarded due to issues of weatherproofing stalls.
- 60 outdoor pitches (some have vehicle spaces).
- Weekly + other days.
  - Thriving markets are running on multiple days.
  - Potential for people who work in nearby towns to access the market at the weekends or evenings.
  - The permanent people will be there for the market on all days.

- There is still an opportunity available for the town to build its own public space. (any proposal would be subject to KWH approving the design and being comfortable that the works could be carried out).
  - The market will add value to the houses. It will help to sell the houses.
  - If the community can get funding and want to build the market, then Kingswood will probably just give the land.
  - The final market manager role will be put out to tender in a more formal basis.
    - The operator who wins the tender, will run the market as a business.
    - Will look for people to come back with proposals, a business plan.
    - The town council etc will be consulted on the future operator.
    - If the proposal fails, then it will be put out to tender again.
  - The market will be a great opportunity for younger people to move in, engage with the market, set-up businesses etc.
- CT - The town council looked at the LEAF/LEADER funding, but the money has to be spent by mid 2019. The town council would be eligible for LEAF funding.
- CD - Question ref parking.
  - Need room for sufficient vehicles to park.
  - If people can't park, then there won't be enough footfall and the market could die.
- CT - Query over trader vehicle access to tiers and access for carnival route from market to Hancocks garage.
  - There is not an access over the steps (this is an error on the diagram).
- PJ - The access from Hancocks garage is wide enough for two vehicles.
  - Vehicles can drive onto both tiers of the market area.
- PJ - The doctors surgery has moved position on the plan.
  - It is a two storey building (so complies with the space requirements for the doctor).

### **Group discussion opened up**

CD - Ruby Country Market:

- Have insurance for running a market.
- Are happy to add public liability insurance
- Will be no building insurance (no rebuild cover).
- Rates will be payable on the whole building.
- Fur and feather would pay their proportion of rates.
- Stalls will be charged at a rate which will cover the costs.
- The process will be determined by the costs.
- Stall holders currently pay between £8 for 12 foot; £5 for 6 foot to £35 for shop unit.
- Profits will go to keep Ruby Country running. Making a profit is not the main objective of the exercise.
- Conditions could be put on the use of any profit e.g. just spent on Hatherleigh Market.
- Ruby Country run two visitor centres.
- Existing stallholders can have the same amount of space.
- Question? - Will CD allow everyone who wants to trade to trade? CD doesn't see any reason to stop anyone from coming. Competition is good for everyone as it gives choice. Holsworthy Market did limit to one person, one product to their detriment. So, everyone is welcome. The customer should choose who they want to buy from.

CT - Letter from Sharon Mason expressing interest in manager position.

- View of working group - due to time restraints and Ruby Country already having structure/insurance in place, Ruby seem in better position to take temp manager position forward. When formal bidding process starts she re-apply then.

#### Promotion

- Has been done by Greg Vick up to now.
- The stallholders can do the promotion. Some money needs to be allocated to cover newspaper advertising.

#### PJ - running the interim market

- It can't be run as a profit making business (for now).
- It would be wrong for Paul to say who runs the interim market.
- Kingswood believe the market done right will help to sell the houses. They will take a more active interest when the market is put out to tender.

#### MK and DK - Fur/feather section

- MK and DK have asked for quotes for public liability for the whole building.
- The underwriters were not happy because the building wasn't insured.
- Mark and Debbie and Charles are happy working together.
- Would like to put a mesh so there is only access to the auction through the sheep doors.
- M and D will run fur and feather and household auctions.
- Will speak to Greg ref the transition.
- Have spoken to the existing traders who regularly submit auction items.

#### BB - Business Rates

- Might be about 1/3 of the existing space (about 1/3 of £18,000).

#### TM - The planks in the sheep building, are not going into the February auction.

- TM will ask how long the boards are staying.
- Has spoken to the traders, so they know they need the stuff.
- Indoor traders are up to date with what is going to happen.
- This Saturday is the last auction.
- Chicken pens are being auctioned tomorrow.

#### To Do

- Get comments and feedback back to CT who'll compile and forward to PJ.
- Kingswood will let us know when the contract is complete. They have exchanged contracts.
- We can use the purple plan when Paul has checked it with Greg Vick.
- Informal meeting arranged next week at market. Arrange another meeting?
- Advert every week in the Okehampton Times and the Western Morning News.