

Consultation

Hackney markets, street trading and shop fronts fees and charges 2016 –17

A summary of proposed changes

Respond by
**Monday
15 February
2016**



Councillor Feryal Demirci, Cabinet member for neighbourhoods and sustainability, said:

“We value our markets, and the heritage, variety and the service they provide to our local communities, and try to support them as much as possible. However, we are currently charging some of the markets far less in fees and charges than the cost of maintaining, managing and cleaning them.

“It is important for our markets to be self-funding. The Council has already managed around £100m in funding cuts from government and is now facing a further £60m in cuts, and we cannot afford to continue subsidising our markets / street traders, including shop front trading. We believe it is only fair to residents that operational costs of Hackney’s markets be covered by fees and charges, but these will be only what it costs us to provide the service.

“There are ways Hackney’s market traders can help to keep costs down, such as by disposing of waste correctly. This includes separating food waste from general waste and recycling which has a big impact on costs with waste accounting for 57 % of all expenditure in 2014/15, please see chart 1.

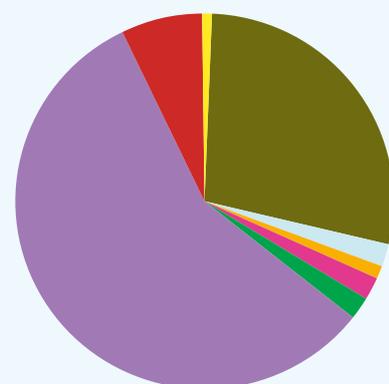
“We want to hear your views on our proposals and encourage you to have your say by completing the attached questionnaire and returning it to us in the freepost envelope provided by **Monday 15 February 2016**. We will consider all feedback before we make our final decision.

“We look forward to hearing from you.”



Councillor Feryal Demirci

Chart 1 Markets expenditure 2014/15



Direct charges	28 %
Energy and water costs	2 %
National business rates	1 %
Fixtures and fittings	2 %
Supplies and services	2 %
Waste charges	57 %
Internal charges	7 %
Other	1 %

A summary of the proposed changes

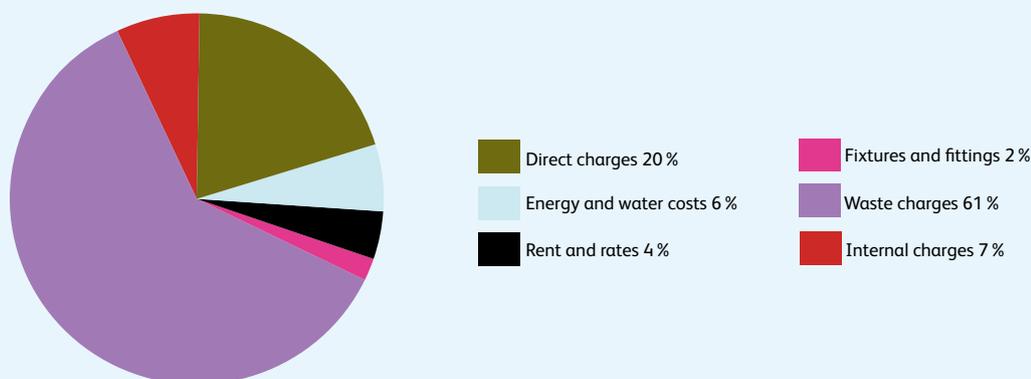
Hackney Council plans to update its fees and charges structure by April 2016 (subject to this consultation), to cover the cost of running our markets. We currently subsidise Hackney markets more than £179,000 per year and are committed to making all markets self-funding.

This leaflet highlights the proposed fees and charges for permanent and temporary traders in Ridley Road Market, Hoxton Street Market and at miscellaneous sites. It also proposes new administrative and application costs.

Our fees and charges were last reviewed in September 2014. It is expected that the proposed increase in fees and charges (if accepted) will cover the full operational costs of Hackney's markets without Council subsidy by 2016/17 (see chart 2).

The consultation starts on Monday 14 December 2015 and will run for nine weeks to allow additional time for the festive season. To have your say visit us online at www.hackney.gov.uk/markets-traders or complete the questionnaire attached and send it back to us in the freepost envelope provided by Monday 15 February 2016.

Chart 2 Projected expenditure for 2016/17



Why are we doing this?

The proposed changes to markets and street trading fees and charges will achieve the objective of Hackney's markets and street trading becoming a self-funding operation with no requirement for Council subsidy from 2016/17 onwards.

What is the council doing to reduce the cost of managing markets?

The Council has already made a number of significant savings to reduce running costs, including:

- A restructure of the markets team.
- Sharing administrative support with other services in the Council.
- Introduction of a waste minimisation programme designed to recycle more, reduce the cost of cleaning and disposal of waste.



What are the proposals?

Ridley Road Market

In September 2014, the Council introduced variable charging for temporary traders at Ridley Road Market. The market was split into three zones and then priced by their location and type of trade. These changes were put in place to revitalise all areas of Ridley Road Market and introduce a fairer variable pricing structure based on the busiest areas of the market, please see table 1.

Hackney Council plans to increase fees for permanent traders at Ridley Road Market using a variable pricing structure by 20% for traders in zones one and two and 10% for traders in zone three. In addition, the fees and charges for fruit and vegetable traders will be more than for other traders to cover the cost of disposing of the additional waste that fruit and vegetable traders create. There will be a weekly fee of £25 Monday to Saturday, £8.30 for those trading Friday and Saturday, and £4.10 per day for those trading Friday or Saturday only (please see table 2). Most of Ridley Road Market's total waste can be attributed to fruit and vegetable trading.

Table 1 – Ridley Road Market, variable charging zones

Zones	Area covered
Zone one	Dalston Station area
Zone two	Middle section
Zone three	St Mark's Rise area



Table 2 – Ridley Road Market, permanent traders' fees and charges 2016/17

Trading days	Current charge £	Proposed charge £
Monday to Saturday, zones one and two	63	75
Monday to Saturday, zone three	63	69
Monday to Saturday (fruit and vegetable), zones one and two	76	116
Monday to Saturday (fruit and vegetable), zone three	76	108
Friday and Saturday only, zones one and two	33	39
Friday and Saturday only, zone three	33	36
Friday and Saturday only (fruit and vegetable), zones one and two	37	52
Friday and Saturday only (fruit and vegetable), zone three	37	49
Friday or Saturday (fee per day), zones one and two	26	31
Friday or Saturday (fee per day), zone three	26	28
Friday or Saturday (fee per day for fruit and vegetable), zones one and two	32	42
Friday or Saturday (fee per day for fruit and vegetable), zone three	32	39

All fees rounded down to the nearest pound.

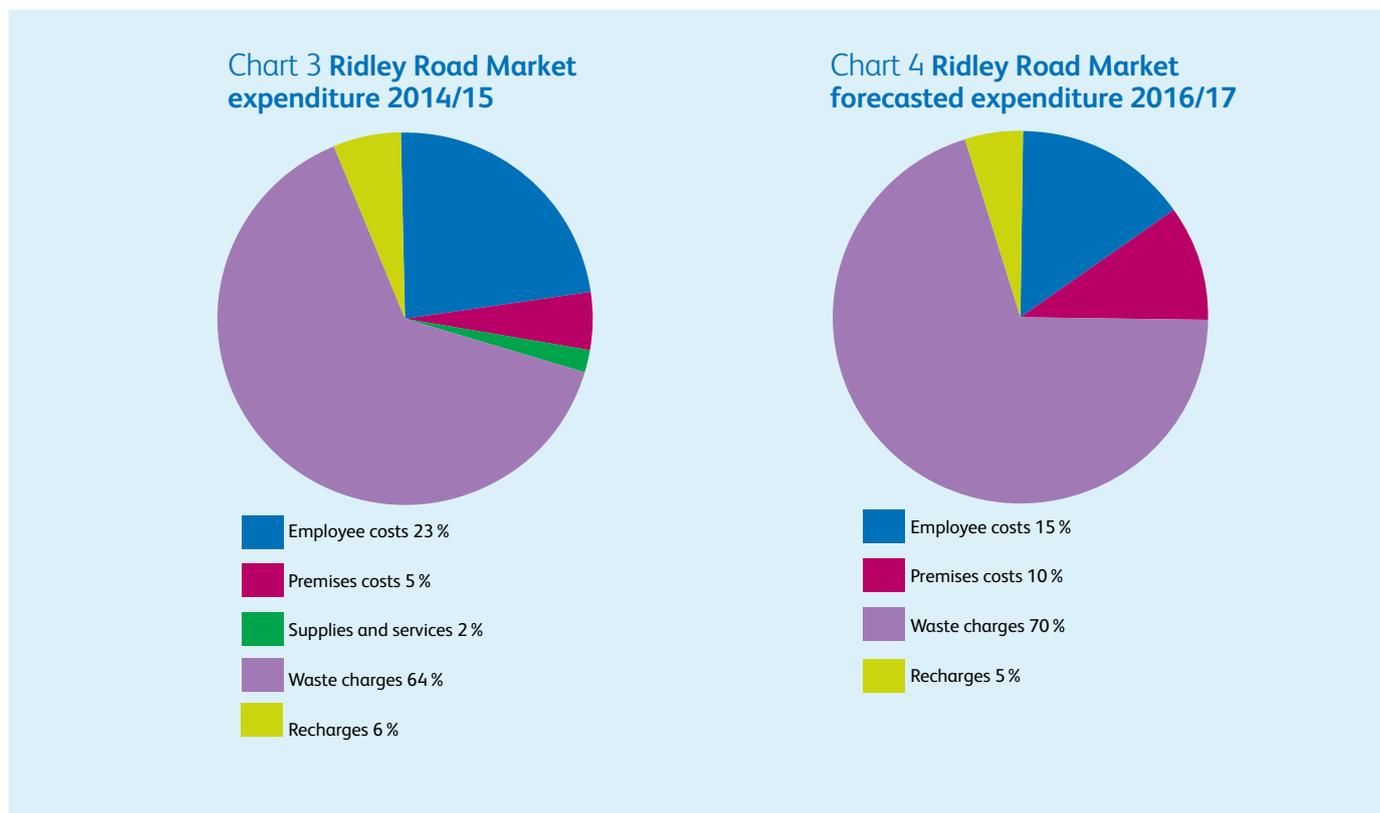
In September 2014 variable charging was introduced to Ridley Road Market for temporary market traders to support the traders and encourage higher market occupancy. The market was separated into three zones, with zone one paying more to support the reduction in fees and charges in zone three. Please see table 3 for more information.

Pitch occupancy in the market has increased to between 60 % and 70 % and as zones two and three are now much busier, fees are set to be increased to reflect the operational costs of running the market with fruit and vegetable traders paying more. Fees and charges for temporary traders were increased last year, therefore we are not proposing an increase for temporary traders in zone one.

Table 3 – Ridley Road Market, temporary trader’s fees and charges 2016/17

Trading days	Zone one		Zone two		Zone three	
	Current charge £	Proposed charge £	Current charge £	Proposed charge £	Current charge £	Proposed charge £
Monday to Thursday non fruit and vegetables	30	30	16	19	5	10
Monday to Thursday fruit and vegetables	35	35	18	25	10	20
Friday or Saturday non fruit and vegetables	50	50	32	38	12	24
Friday or Saturday fruit and vegetables	55	55	34	41	24	35

For example, the operational costs of running Ridley Road Market in 2014/15 was £242,000 – please see chart 3. With the implementation of the new fees and charges this is expected to reduce to £10,000 in 2016/17 – please see chart 4.



Hoxton Street Market

The current fees and charges for Hoxton Street Market are inclusive of stall hire on Saturdays (whether you choose to use a market stall or not). However the fee for this at present does not cover the full cost of putting up and taking down the market stalls (which is included in the overall cost).

We plan to increase the markets fees and charges to cover the associated costs. The pitch fee for both permanent and temporary traders who trade Monday to Saturday or just on a Saturday will rise by £5 – please see tables 4 and 5 to view our proposed fees and charges.

Table 4 – Hoxton Street Market, permanent trader’s fees and charges 2016/17

Trading days	Current charge £	Proposed charge £
Monday to Saturday	37	42
Monday to Saturday (fruit and vegetable)	41	46
Friday or Saturday (fee per day)	20	25*
Friday or Saturday (fee per day – fruit and vegetable)	22	27*

*Current and proposed fees are inclusive of stall hire on Saturdays

Table 5 – Hoxton Street Market, temporary trader’s fees and charges 2016/17

Trading days	Current charge £	Proposed charge £
Monday to Thursday (per day)	12	15
Monday to Thursday (per day – fruit and vegetable)	16	20
Friday or Saturday (fee per day)	22	27*
Friday or Saturday (fee per day – fruit and vegetable)	26	31*

*Current and proposed fees are inclusive of stall hire on Saturdays

Chart 5 Hoxton Street Market total expenses 2014/15

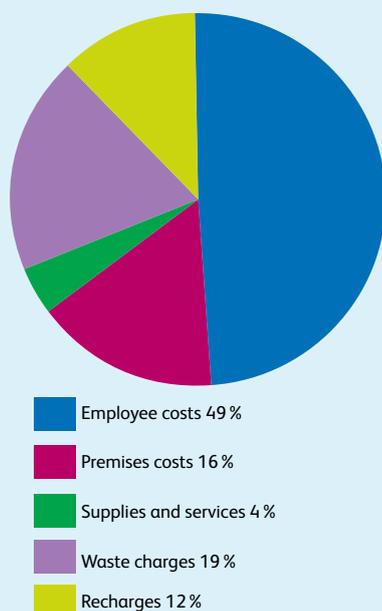
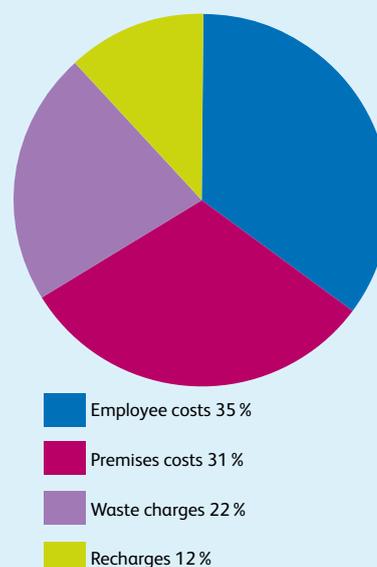


Chart 6 Hoxton Street Market forecasted expenditure 2016/17



The market is also growing during the week and as overall costs have risen, Monday to Thursday costs for temporary traders and Friday only costs for permanent traders are also being increased to cover the operational costs of running the market.

Please see chart 5 – Hoxton Street Market total expenses 2014/15 and chart 6 – Hoxton Street Market total expenses 2016/17.

Miscellaneous sites

Miscellaneous sites located mainly towards the south of the borough are being utilised more as the demand for new pitches across the borough continues to grow.

The current fees of £63 and £76 for fruit and vegetable traders Monday to Saturday; £26 and £32 for fruit and vegetable Friday / Saturday / Sunday do not reflect the true cost of providing inspections and the collection and disposal of waste in remote areas, which can be as much as £6 per trader per day – please see table 6 for further details.

Table 6 – Miscellaneous sites, permanent traders fees and charges 2016/17

Trading days	Current charge £	Proposed charge £
Monday to Saturday	63	76
Monday to Saturday (fruit and vegetable)	76	101
Friday, Saturday or Sunday (fee per day)	26	30
Friday, Saturday or Sunday (fee per day – fruit and vegetable)	32	35

*Current and proposed fees are inclusive of stall hire on Saturdays

In order to fund the true operational costs of miscellaneous trading sites it is proposed to set the permanent weekly rate at £76, plus an additional £25 per week for fruit and vegetable traders. The current fees and charges for Friday / Saturday / Sunday of £26 and £32 for fruit and vegetable traders are set to rise to a daily rate of £30 on Friday, Saturday or Sunday, with an additional £5 per day for fruit and vegetable traders.

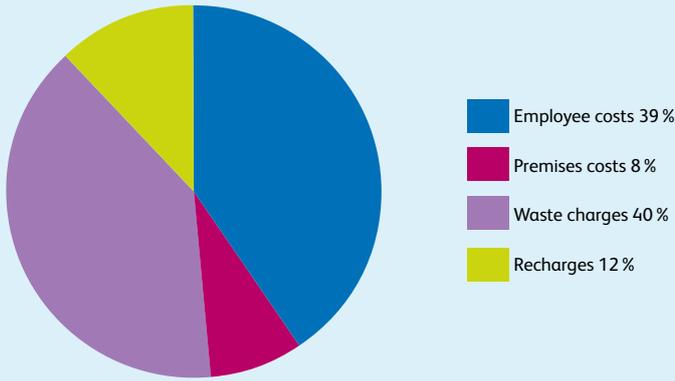
Waste from miscellaneous sites accounts for 40% of the total miscellaneous expenditure – please see table 7 and chart 7 for more information.

Table 7 – Miscellaneous sites, temporary traders fees and charges 2016/17

Trading days	Current charge £	Proposed charge
Monday to Thursday (per day)	19	30
Monday to Thursday (per day – fruit and vegetable)	24	35
Friday, Saturday or Sunday (fee per day)	31	35
Friday, Saturday or Sunday (fee per day – fruit and vegetable)	36	40

“ You can have your say online at www.hackney.gov.uk/market-trader or by responding with the enclosed questionnaire before 15 February 2016”

Chart 7 Miscellaneous forecasted total expenses 2016/17



Events

Hackney Council are introducing a new fee and charge for single events. Services will include organising licensing and managing the event. The Council plans to match the rate for single events to the proposed miscellaneous fees and charges for Friday, Saturday or Sunday of £40 on any trading day, per trader. Please see table 8 for more information.

Table 8 – Miscellaneous single event fee, temporary traders 2016/17

Temporary traders	Trading days	Current charge £	Proposed charge £
For individual one-off events excluding regular events	Fee per day, on any trading day	N/A	40

For temporary traders it is proposed the daily fee will be £30 Monday to Thursday and £35 on Friday, Saturday or Sunday, with an additional differential charge of £5 per day for fruit and vegetable traders.

Other Markets/sites

There is no longer a need in the borough for news stand vendors, therefore fees and charges will be discontinued. All other market licences and shop front trading fees and charges remain unchanged.

“ We are holding drop-in sessions, to find out more go to page 11 ”



Administration costs

The Council proposes to increase the administration fees for licence application and renewals from £30 to £50 (both temporary and permanent). This charge will also apply to any changes requested to a permanent licence.

There will be a £10 discount for all licence applications/renewals completed and received online. All other administrative fees remain unchanged, apart from the £10 charge for a revocation letter which is proposed to be discontinued – please see table 9 overleaf for more information.

Table 9 – Market and Street Trading, administration fees 2016/17

Administration fees	Current charge £	Proposed charge £
New market temporary licence application or renewal fee	£30	£50*
New market permanent licence application or renewal fee	£30	£50*
Application to change the terms of a permanent licence (such as commodity or pitch number)	£0	£50
Replacement licence card	£30	£30
Replacement assistant identity card	£20	£20
Replacement name plate	£15	£15
Traders replacement statement of account	£10	£10
Revocation letter	£10	£0

*A £10 discount will be applied to all new applications and renewals completed and received online.

Traders at Chatsworth Market who have completed four weeks of the Kickstarter scheme and are transitioning to a temporary licence are exempt from this fee.

Fees for permanent shop front trading applications are proposed to rise from £15 to £50, this is to reflect actual operational costs. There is no change to shop front temporary application fees which will remain at £100. Please see tables 10, 11 and 12 for more details.

New trader discount scheme

New traders submitting their first street trading licence application, can enjoy a free trial of either four consecutive single weekend days or four consecutive weekday trading.

Referral credit scheme

If a trader makes a referral for another trader to join the market and the new trader names an existing trader as having referred them, both new and existing trader will receive a credit to their account equal to a single day pitch fee.



Table 10 - Changes applicable to permanent licence holders

Size of area	Current six monthly fee £ 2014/15	Proposed six monthly fee £ 2016/17
Less than 6m ²	£364	£364
Equal to or greater than 6m ² and less than 11m ²	£442	£442
11m ² and above	£455	£455
Application fee and renewal fee	£15	£50

The fees are to be paid in advance for the whole period of the licence, application and renewal fees are non-refundable.

Table 11 – Six months charges applicable to temporary licence holders

Size of area	Current six monthly fee £ 2014/15	Proposed six monthly fee £ 2016/17
Less than 6m ²	£468	£468
Equal to or greater than 6m ² and less than 11m ²	£572	£572
11m ² and above	£592	£592
Application fee and renewal fee	£100	£100

Table 12 – One month charges applicable to temporary licence holders

Size of area	Current six monthly fee £ 2014/15	Proposed six monthly fee £ 2016/17
Less than 6m ²	£130	£130
Equal to or greater than 6m ² and less than 11m ²	£160	£160
11m ² and above	£170	£170
Application fee and renewal fee	£100	£100



How to have your say

Please complete the attached questionnaire, fold it and return it to us in the freepost envelope by Monday 15 February 2016.

You can also complete your questionnaire online or contact us, using the details below:



Visit: www.hackney.gov.uk/markets-traders
Email: consult.markets@hackney.gov.uk
Call: **020 8356 5355**
Write: Markets Service
Fees and charges consultation
Freepost RTES-SACS-HLRA
PO Box 39055
London
E8 1WT

Drop-in sessions

We also would like to invite you to attend one of the following drop-in sessions with the Markets team to discuss the consultation at:

Markets / Street Trading Office, Unit 2B, Kingsland Shopping Centre, Kingsland High Street, London E8 2LX.

- Wednesday 16 December 2015 between 9:30-11am and 6-7:30pm
- Thursday 7 January 2016 between 2-3:30pm and 6-7:30pm

We will also be holding sessions in Ridley Road Market on Saturday 9 January 2016 between 9:30-11am and 1:30-3pm in Hoxton Street Market on the same day.

How we use your feedback

We will not be able to reply to you individually but we will consider your comments before making a decision about the proposals. Please note that we can only accept one response per person. You do not need to give your personal details but doing so will help us to analyse the results of the consultation more thoroughly and will allow us to inform you of the final decision.

Under Local Government (Access to Information) Act 1985, all replies will be available for public inspection so we cannot guarantee your response will remain confidential.

What happens next?

All representations will be considered and a formal decision to implement any revised fees will be made. The proposed fees and charges will then be finalised and traders will be notified through a statutory notice in Hackney Today, and provided 28 days' notice from the publication date of the newspaper before any amendments to fees and charges take effect.



If you would like to find out what this document says please tick the appropriate box, put your name, address and phone number at the bottom of this page and return it to the address below.

Bengali

এই দলিলে কি লেখা আছে সে সম্পর্কে যদি আপনি জানতে চান তাহলে অনুগ্রহ করে উপযুক্ত বাক্সে টিক দিন, এই পাতার নীচে আপনার নাম, ঠিকানা ও ফোন নম্বর লিখুন এবং এটি নীচের ঠিকানায় ফেরত পাঠান।

Somali

Haddii aad jeclaan lahayd in aad ogaato waxa dokumeentigani sheegayo fadlan calaamadi godka ku haboon, ku qor magacaaga, cinwaanka iyo telefoon lambarkaaga boggan dhankiisa hoose ka dibna ku celi cinwaanka hoose.

French

Si vous désirez connaître le contenu de ce document, veuillez cocher la case appropriée et indiquer votre nom, adresse et numéro de téléphone au bas de cette page et la renvoyer à l'adresse indiquée ci-dessous.

Spanish

Si desea saber de lo que trata este documento, marque la casilla correspondiente, escriba su nombre, dirección y número de teléfono al final de esta página y envíela a la siguiente dirección.

Kurdish

Ger hun dixwazin bizanibin ku ev dokument çî dibêje, ji kerema xwe qutîka minasib îşaret bikin, nav, navnîşan û hejmara telefona xwe li jêrê rûpel binivîsin û wê ji navnîşana jêrîn re bişînin.

Turkish

Bu dökümanda ne anlatıldığını öğrenmek istiyorsanız, lütfen uygun kutuyu işaretleyerek, adınızı, adresinizi ve telefon numaranızı bu sayfanın alt kısmına yazıp, aşağıdaki adrese gönderin.

Polish

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Vietnamese

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Urdu

اگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو ازراہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھئے اور اسے نیچے دیئے گئے پتہ پر واپس بھیج دیجئے۔

Chinese

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