



Devizes Town Council

www.devizes-tc.gov.uk

RECREATION AND PROPERTIES COMMITTEE

You are summonsed to attend a meeting of the Recreation & Properties Committee, to be held remotely as follows:

Date: **Tuesday 2nd March 2021**

Time: Immediately following Planning Committee

Join Zoom Meeting:

<https://us02web.zoom.us/j/82198374096?pwd=cU95dWJjM1lVUUtBNldHSHBDTmhldz09>

Meeting ID: 821 9837 4096

Passcode: 759917

Enquiries: 01380 723333

The Town Mayor: Councillor Gay

Chairman: Councillor Giraud-Saunders

| | | | |
|--------------|---------|----------|-----------|
| Councillors: | Corbett | S Evans | Greenwood |
| | Parsons | Rose | Rowland |
| | Stevens | Von Berg | |

AGENDA

1. MINUTES

To approve as a correct record and authorise the Chairman to sign the minutes of the meeting held on 19th January 2021 and which have been circulated alongside the agenda.

2. APOLOGIES FOR ABSENCE

3. DISCLOSURES OF INTEREST

To receive any disclosure(s) of interest by a Councillor or an officer in matters to be considered at this meeting, in accordance with provisions of Sections 94 or 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

4. PUBLIC PARTICIPATION

At the Chairman's discretion, members of the public attending the meeting will be allowed to ask questions, make a statement or address the Council upon a matter of concern to that person which is relevant to the Council. A time limit of 5 minutes per person will be permitted, but this may be extended at the Chairman's discretion and a maximum period of 20 minutes has been allocated by the Council for this item of business.

5. REPORT FOR INFORMATION – PARK CAFÉ PERFORMANCE AND MARKETING UPDATE

Officers have continued to provide members with progress reports relating to the performance of the Café at Hillworth Park. The Park Café was closed due to the Coronavirus pandemic from 21 March 2020 until 18 May 2020. Café performance data has been updated ([Doc5/1](#)) to include actual data for the first ten months of trading of 2020/21.

Income for the first ten months of 2020/21 was £25,598 with a Net Loss after costs of £5,304, this is compared to income of £48,909 with a Net loss of £9,739 in the first ten months of 2019/20.

The 2020/21 estimates were agreed on the assumption that the Café would produce an annual net loss of £2,564 including direct salary costs.

The Park Café currently only offers card payments and for the time being does not open for business on a Monday.

Events normally provided to support the usage of the Park and as a consequence of the Park Café, have been severely impacted by Coronavirus and ongoing Government guidelines relating to numbers.

6. REPORT FOR DECISION – OUTDOOR MARKET FEES AND CHARGES 2021/22

Recommendation

That the committee agrees the new pricing structure for the outdoor market traders.

Purpose of the Report

To agree the outdoor market charges for 2021/22.

Background

The markets have been under Devizes Town Council's management and control for nearly two years, and in that time there have been no increases to the licence fees/rents of any of the traders either within the Shambles or in the outdoor Thursday Market.

RECREATION & PROPERTIES COMMITTEE
2nd March 2021

The past year of Coronavirus has been a real challenge to the market industry up and down the country, resulting in many market traders being unable to operate for a large portion of 2020 and into 2021. However, many essential food traders have been relatively unaffected by the national lockdown and in some cases the traders have done better than before.

In Devizes our outdoor market has fared better than most and this is because of a number of factors:

- The proactive approach the Market Manager has taken to market traders that sell essential products;
- the quality of the produce that many of our market traders sell;
- the continued support of the local community week after week in valuing our local market.

To support the market as we try to grow it again after the end of the current lockdown, officers are recommending that the Council introduces a two-tier rental pitch system:

- For non-food traders, licence fees/ pitch rents will be held at the current charge;
- For all food traders, both prepared and non-prepared, licence fees/ rents will increase by 10%.

In addition to their licence fees/ rents some market traders need access to the Council's electricity supply, for which there is a usage charge. It is also recommended that this fee should be increased from £2.40 per day to £3.00, to reflect the Council's increase in costs. Traders often plug in more than one item and in the winter also run heaters, therefore the cost of power used can be greater than that which is paid for. In addition, vehicle parking charges will be increased from £6.72 to £7.20.

Set out below is a table showing comparative charges for a food trader with a 3m stall

| Item | Number of units | Charge Current | – | Charge - New |
|--------------------|-----------------|----------------------|--------|------------------|
| Pitch fee | 3 Metres | 7.90 X 3 = £23.70 | | 8.69 X 3 = 26.07 |
| Electricity charge | 1 pitch | | 2.40 | 3.00 |
| Vehicle Parking | 1 van | | 6.72 | 6.72 |
| Total charge | | | £32.82 | £35.79 |

The above table is for the minimum pitch size, which will see a maximum increase of £2.97 per week. The largest stall would see a maximum increase in the charge of £12.84 per week.

In reviewing the charges, officers have made comparisons with those made in other towns. Prices are in line with those where footfall is on a par with Devizes, however some towns such as Melksham and Calne struggle with footfall and therefore have to discount their charges because of the lower trader earning potential of stalls there.

Devizes has a very well-established market which is supported by the community each and every week, therefore officers believe that the proposed increases in charges will not be detrimental to the overall success of the Council's market operation.

Over the past year, revenue for the outdoor market has been reduced by £13,500 as a result of many of the non-food stalls not being permitted to trade. However, officers' proactive decision to operate a Covid-safe market has ensured that the Council has managed to generate on average £1,000 per week income for the service, and ensured that a number of market traders selling essential goods were able to continue to earn a livelihood during this difficult time.

Officers have also looked at the Shambles pricing and given the fragile nature of the current business model, it is felt that a price increase could reduce the overall occupancy and as such may be detrimental to the overall income, therefore it should be left for now and reviewed later in the year.

Options Considered

The Committee needs to decide if it wishes to accept the officer recommendation or put forward a different pricing structure.

Implications and Risks

Financial and Resource Implications

Officers have sent out the financial or resource implication for the decision.

Legal Implications and Legislative Powers

The Council will be considering this matter under its General Power of Competence

Environmental Implications

Officers are unaware of any environmental implication for the Council associated with this decision.

Risk Assessment

Officers are unaware of any risk implication for the Council associated with this decision.

Crime and Disorder

Officers are not aware of any issues the Council should consider under Section 17 of the Crime and Disorder act 1998.

7. REPORT FOR DECISION – REQUEST TO SAIL MODEL BOATS ON THE CRAMMER

Recommendation

That the Committee considers the request from Stephen Best to allow members of the public to sail traditional toy boats on the Crammer.

Purpose of the Report

To provide sufficient information to members to decide if they agree the request from Mr Best to allow members of the public to sail traditional toy boats on the Crammer.

Background

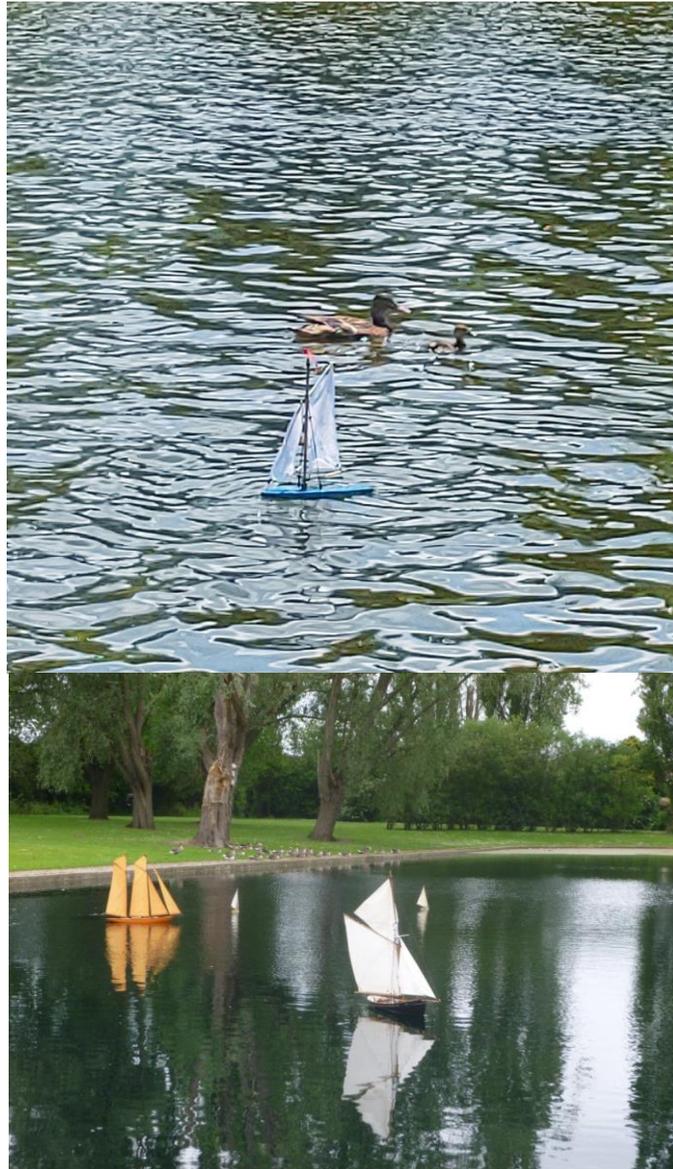
Mr Best contacted the Town Council with a view to sail his own traditional toy boats on the Crammer, alongside an event run by Lions Club in June 2021.

Officers initially denied the request as it is believed that any such activities will disturb the birds and wildlife in and on the Crammer. Whilst Mr Best may careful and take care when sailing his boats, it is agreed that this will encourage others to similarly use the pond in a less organised way. This could result in potential damage to the pond's infrastructure and could encourage waste and detritus to be left, which would have to be removed by the Open Spaces Team.

Furthermore, whilst the Crammer is not deep, it is a piece of unobserved open water, which could prove fatal if anyone fell in whilst trying to hook out a toy boat.

Mr Best has counteracted these arguments with the belief that those who sail model boats are respectful and do not cause damage to surrounding areas. He states that the Crammer is not a secluded nature reserve and the wildlife is already used to the public being in and around the pond and events happening close by. He has added that, in the past, illuminated Christmas displays, are sited in the Crammer and these have not had a detrimental effect on the wildlife.

Mr Best has also seen many other examples of toy boats being sailed near wildlife without any disruption. Please see photographs below:



With respect to the issue of this encouraging others to sail inappropriate items on the Crammer or who may choose to wade in whilst drunk, Mr Best believes that this would be very limited to small numbers.

Finally, Mr Best concludes that he believes the inclusion of sailing traditional toy boats would fit comfortably with the following statement made by Devizes Town Council;

'The Town Council seeks to promote a healthier lifestyle by ensuring that local people have accessible facilities for leisure and recreation. Whether for sport, play or just enjoying the ambience of a quiet place, we hope our facilities contribute to the quality of life of our community'.

Options Considered

The committee needs to decide if it wishes to grant the request for Mr Best and other members of the public to sail traditional model boats on the Crammer; or,

Rejects the request for Mr Best and other members of the public to sail traditional model boats on the Crammer.

Implications and Risks

Financial and Resource Implications

Should members agree with the request, the Open Spaces Team will have to make additional visits to the Crammer to ensure that the area is clear and the wildlife is safe.

Legal Implications and Legislative Powers

The Council will be considering this matter under its General Power of Competence

Environmental Implications

If the request is granted, use of the Crammer may harm the underwater habitat and wildlife.

Risk Assessment

Officers are unaware of any risk implication for the Council associated with this decision.

Crime and Disorder

Officers are not aware of any issues the Council should consider under Section 17 of the Crime and Disorder act 1998.

8. QUESTION TIME

A short time is allowed at the discretion of the Chairman for councillors to ask questions on matters which are not on the current agenda but which are related to matters which have been previously discussed on an agenda relevant to the committee.

At least 24 hours' notice must be given to officers of the intended question. All other matters should be raised on an agenda and the request should be submitted through the Town Clerk

9. EXEMPT REPORT FOR INFORMATION RELATING TO COMMERCIAL PROPERTIES

TOWN CLERK



| <u>PARK CAFÉ 2019/20</u> | <u>APR</u> | <u>MAY</u> | <u>JUNE</u> | <u>JULY</u> | <u>AUGUST</u> | <u>SEPT</u> | <u>OCT</u> | <u>NOV</u> | <u>DEC</u> | <u>JAN</u> | <u>FEB</u> | <u>MAR</u> | <u>TOTAL</u> |
|--------------------------|---------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|----------------|----------------|--------------------|
| ACTUAL INCOME | 0 | 1492 | 2656 | 5602 | 5785 | 3135 | 1549 | 1734 | 2028 | 1616 | 0 | 0 | 25598 |
| CINEMA INCOME | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BUDGETED INCOME | 5427 | 5708 | 5712 | 8160 | 9739 | 5808 | 4764 | 2256 | 1818 | 2454 | 4452 | 3702 | 60000 |
| SPECIFIC PURCHASES | 0 | 489 | 1235 | 2807 | 2455 | 934 | 662 | 774 | 1024 | 698 | 0 | 0 | 11078 |
| CINEMA EXPENDITURE | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONSUMABLES | 0 | 0 | 252 | 354 | 11 | 325 | 82 | 0 | 258 | 177 | 0 | 0 | 1458 |
| STOCKTAKE +/- | 0 | 0 | 0 | -376 | 54 | 200 | -268 | 113 | 58 | 21 | 0 | 0 | -199 |
| GROSS PROFIT | 0 0.0% | 1004 67.3% | 1169 44.0% | 2818 50.3% | 3266 56.5% | 1676 53.5% | 1073 69.3% | 847 48.8% | 688 33.9% | 720 44.6% | 0 ##### | 0 ##### | 13262 51.8% |
| UTILITIES | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CHIP & PIN | 50 | 69 | 62 | 92 | 95 | 55 | 39 | 42 | 40 | 40 | 0 | 0 | 584 |
| BT | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 0 | 0 | 420 |
| MISC | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 0 | 0 | 60 |
| PAYROLL * | 0 | 925 | 2225 | 2039 | 1998 | 2593 | 1975 | 1961 | 1837 | 1949 | 0 | 0 | 17501 |
| | -92 | -32 | -1159 | 645 | 1132 | -1013 | -884 | -1250 | -1281 | -1311 | 0 | 0 | -5304 |

[Click here](#) to return to main agenda

