

**CABINET
13 OCTOBER 2020**

REPAIR TO THE VICTORIAN INDOOR MARKET ROOF

**Responsible Cabinet Member –
Councillor Alan Marshall, Economy Portfolio**

**Responsible Director – Ian Williams
Director of Economic Growth and Neighbourhood Services**

SUMMARY REPORT

Purpose of the Report

1. To gain Cabinet approval for the release of previously agreed capital funds for the repairs to the roof at the Victorian Indoor Market.

Summary

2. In 2017 the Council entered a lease with Market Asset Management Darlington Ltd (MAM) for the management, refurbishment of the Victorian Indoor Market and the management and improvement of Darlington's outdoor market.
3. As part of the contract negotiations with MAM it was acknowledged that the market roof was in a poor state of repair which the Council had made previous financial provision to address and repair. This commitment was over and above the agreed works MAM would carry out, detailed in previous Cabinet reports, to ensure that the market functioned in a more efficient manner and to transform the market with the provision of high quality street food scene, bar and events stage, an enhanced entrance, improved trading floor for market traders and additional public toilets.
4. There is currently £300,000 set aside for this work and this report requests that this capital funding is released to carry out repairs to the indoor market roof. MAM have carried out a tender and procurement exercise to identify a contractor to complete repairs to the market hall roof with the cost of works at £240,128. Once this work is complete phase 1 of the redevelopment of the market hall can commence in early 2021. The balance of £59,872 is set aside as a contingency for any unforeseen additional works that may be required. The final cost of works will be reported to a future Cabinet in the Capital Programme Monitoring Outturn report.

Recommendation

5. It is recommended that Members approve the release of the £300,000 from the agreed capital budget for the works to commence.

Reason

- The recommendation is supported by the reason that contributing to the ongoing commitment to the full refurbishment of the Victorian Indoor Market will have a positive impact upon the economic wellbeing and vitality of the Town Centre.

Ian Williams
Director of Economic Growth and Neighbourhood Services

Background Papers

MAM – Indoor Market Proposals

Mark Ladyman: Extension 6306

S17 Crime and Disorder	This paper supports and complements the actions detailed in the Darlington Town Centre Footfall Strategy to reduce ASB in the Town Centre.
Health and Well Being	No direct impacts
Carbon Impact	No direct impacts
Diversity	No direct impacts
Wards Affected	All
Groups Affected	All
Budget and Policy Framework	This decision does not represent a change to the budget and policy framework. Any works highlighted in the report will be met through agreed capital budgets.
Key Decision	No
Urgent Decision	No
One Darlington: Perfectly Placed	The actions detailed in the report aim to improve the attractiveness of the Town Centre therefore directly impacting on Perfectly Placed.
Efficiency	The report aims to utilise the Councils and partner resources in a collective more efficient manner.
Impact on Looked After Children and Care Leavers	Does this report impact have no impact on Looked After Children or Care Leavers - No

MAIN REPORT

Information and Analysis

Repair to the Victorian Indoor Market Roof

- Darlington's Victorian Indoor Market plays an important anchor for the Town Centre going forward. In terms of a unique proposition the market should and could act as an attractor for many people to come to the town. However, this building is underperforming and is not fulfilling its potential. The Council has recognised the need for further investment and in 2017 entered a partnership agreement with Market Asset Management.
- As part of the contract negotiations with MAM it was acknowledged that the market roof was in a poor state of repair which the Council had made previous financial

provision to address and repair. This commitment was over and above the agreed works MAM would carry out, detailed in previous Cabinet reports, to ensure that the market functioned in a more efficient manner and to transform the market with the provision of high quality a street food scene, bar and events stage, an enhanced entrance, improved trading floor for market traders and additional public toilets.

9. There is currently £300,000 set aside for this work and this report requests that this capital funding is released to carry out repairs to the indoor market roof. MAM have carried out a tender and procurement exercise to identify a contractor to complete repairs to the market hall roof with the cost of works at £240,128. Once this work is complete phase 1 of the redevelopment of the market hall can commence in early 2021. The balance of £59,872 is set aside as a contingency for any unforeseen additional works that may be required. The final cost of works will be reported to a future Cabinet in the Capital Programme Monitoring Outturn report.
10. The scope of works involves the replacing the inner slopes of the roof and installing new flashing to these areas. The replacement of the valley gutters to the central area of the building, supply and erect all necessary scaffolding. The total cost of works also includes all professional fees.
11. Once this work is complete phase 1 of the redevelopment of the market hall can commence in early 2021.

Financial Considerations

12. As part of the 2015/16 MTFP it was recognised that the Market hall required a significant level of repairs and given the market is integral to the Town Centre investment was agreed. The amount agreed was £500,000 of which £200,000 was released in May 2016 to carry out essential repairs. This left £300,000 to be released at a later date.

Legal Implications

13. The leasehold of the indoor market building is owned by MAM under a 99-year long lease from Darlington Borough Council which commenced in September 2017.
14. Under the term of the long lease MAM are obligated to deliver required improvement works before the break clause date or the Council will be entitled to terminate the lease. MAM are also subject to minimum operational requirements and to a restriction of the use of the building.
15. There is a potential state aid issue, however it is considered that the funding falls into the European Union General Block Exemption Regulations and in particular aid for culture and heritage conservation.
16. Any funding to MAM will need to meet grant funding conditions and be documented by formal funding agreements and in addition state aid issues will need to be addressed.