

## **HIGH WYCOMBE TOWN COMMITTEE**

### **HIGH WYCOMBE TOWN CENTRE UPDATE ON THE MARKET**

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#### **PROPOSED DECISION**

To note the update provided

#### **New Stalls**

The existing market stalls are reaching the end of their usable life with the cost of repairs starting to impact market income. The existing stalls are bulky and time consuming to set up (high man hours and associated costs), expensive to repair and also involve a significant number of forklift movements (30+ of which 20 are very heavy loads) to bring the stalls to the High Street from the market store on market days.

Officers are currently reviewing proposals from the market operator for a new way of working. The current proposals are as follows:-

- 1) New 'gazebos' provided to replace the infrastructure.

This will require WDC investment of c.£60k which will be recovered by increasing the minimum guaranteed fee received from the market operator over the term of the market contract. The market operator's set up and staffing costs will be reduced resulting in a cost saving which will be passed to WDC further improving income. In addition estimated forklift movements will be reduced to no more than 10 per day, all of which will be light weight loads for general site infrastructure (bins/tables/traders fittings), causing less stress on the surrounding public realm. The gazebos can be moved by van and trailer. The gazebos would result in a more uniform look to the market and a better presented High Street on market days.

- 2) No stalls provided by the market operator.

The vast majority of traders have their own equipment and some stalls can be provided for those one-off traders requiring them. This requires next to no stall set up costs but will still require the same forklift movement of infrastructure as above. This requires minimal initial investment from WDC (only a small number of new stalls required) and the level of cost saving is better than with the gazebos due to limited market day set up costs. The income to WDC is therefore marginally better than providing stalls. However, in doing so the ability of WDC to impact on the look of the market would be curtailed.

## Market Charges

It is proposed that from April market stall charges are increased. There has been no increase since 2011. Current and proposed increases are set out below. These changes are proposed on the basis that stalls continue to be provided.

<b>Pitch</b>	<b>Current</b>	<b>Proposed (Tues &amp; Fri)</b>	<b>Proposed (Sat)</b>
Single 10ft	£23	£25	£30
Double 20ft	£40	£45	£50
Triple 30ft	£60	£65	£70