

FEES AND CHARGES REPORT

APPENDIX 8 – GAINSBOROUGH MARKET

1. Service description

Gainsborough general market takes place every Tuesday and Saturday, with stalls located in the Market Place and Silver Street.

The market function is part of Operational Services and is managed on a day to day basis by the Street Cleansing Team Manager.

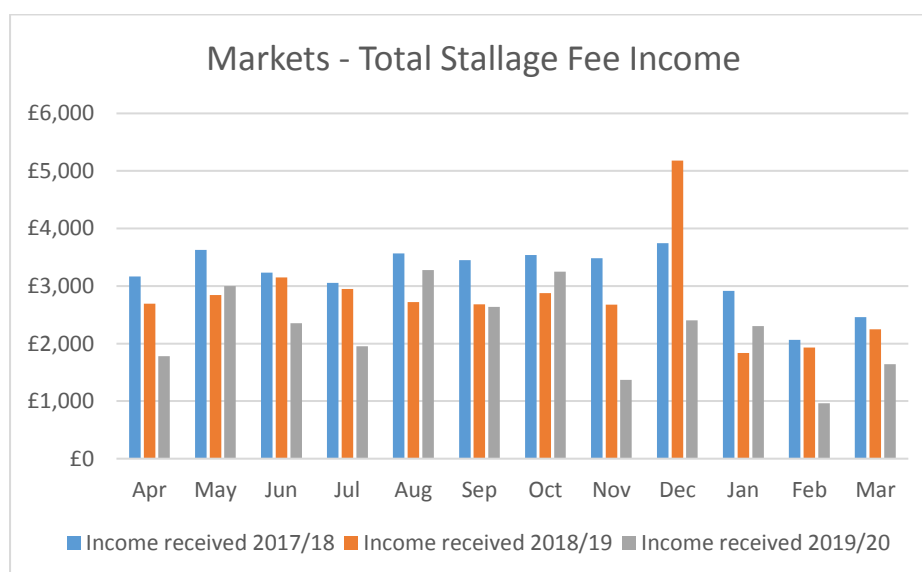
Traders pay their stall fees mostly by card payments, we do still have a minority paying with cash/cheques.

Gainsborough market is a key feature of the town and helps to attract footfall to support the wider shopping area, particularly on a Tuesday. However, consistent with the national picture, Gainsborough market has been in decline in recent years due to changing retail habits. Financial pressures have placed further strain on the resources needed to manage and develop the market.

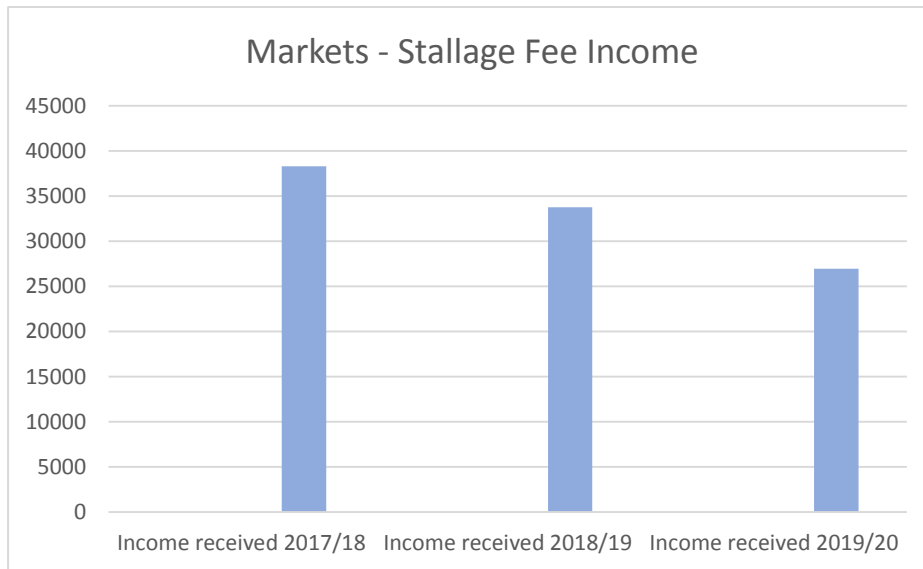
The market is now subject to review and future delivery options are to be considered by the Council's Prosperous Communities Committee later in the financial year.

2. Prior years analysis, current financial year projections

The graph below illustrates the actual income that has been received over the last three financial years, split over months. There is no income for 2020/21 as Members have agreed free market rents until April 2021 due to Covid-19.



Total income received year on year is illustrated below, there is no income for 2020/21 as Members have agreed free market rents until April 2021 due to Covid-19. As the table shows income has been gradually reducing since 2017-18.



3. Covid Impact

Covid-19 has had a severe impact on the market. From March 23rd 2020 to June 1st 2020 the market was closed in-line with Government guidelines, with the exception of food / pet stalls. Markets were able to reopen in June 2020 in-line with Government guidelines, amendments were made to the layout of the market to make the market Covid-19 safe.

To help support our traders during the pandemic and to aid recovery Members have agreed no rents would be charged for 2020/21.

4. Pricing

As the service is currently under review we are not proposing any amendments to fees and charges.

5. Future Operating Model

The market has capacity for 91 number of stalls, current levels of occupancy fall significantly short of this level. The number of traders has reduced over the past 3 years and function is currently the subject of an in-depth review by the Prosperous Communities Committee, with this committee considering a report in February 2021.

6. Proposed Charging

Members will consider re-introduction of market rental charges in February 2021, at this point it is anticipated that rent will be fully re-introduced from April 2021 at the 2020/21 rate.

7. Recommendation

Members are requested to recommend to Council the charges for 2021/22 as illustrated in the schedule below;

| 2020/21 Excl. VAT | 2020/21 Inc. VAT | Proposed Increase/decrease | | 2021/22 | VAT Amount | 2021/22 Charge Inc. VAT | VAT Rate |
|----------------------|---------------------|-------------------------------|------|---------|---------------|-------------------------------|----------|
| £ | £ | % Type | or £ | £ | £ | £ | |

Gainsborough Market

Tuesday Market

Registered Trader

| | | | | | | | | |
|----------|--------|--------|----|-------|--------|-------|--------|----|
| 1 stall | £16.00 | £16.00 | 0% | £0.00 | £16.00 | £0.00 | £16.00 | OS |
| 2 stalls | £27.00 | £27.00 | 0% | £0.00 | £27.00 | £0.00 | £27.00 | OS |
| 3 stalls | £35.00 | £35.00 | 0% | £0.00 | £35.00 | £0.00 | £35.00 | OS |
| 4 stalls | £43.00 | £43.00 | 0% | £0.00 | £43.00 | £0.00 | £43.00 | OS |
| 5 stalls | £51.00 | £51.00 | 0% | £0.00 | £51.00 | £0.00 | £51.00 | OS |

Casual Trader

| | | | | | | | | |
|----------|--------|--------|----|-------|--------|-------|--------|----|
| 1 stall | £17.50 | £17.50 | 0% | £0.00 | £17.50 | £0.00 | £17.50 | OS |
| 2 stalls | £35.00 | £35.00 | 0% | £0.00 | £35.00 | £0.00 | £35.00 | OS |
| 3 stalls | £52.50 | £52.50 | 0% | £0.00 | £52.50 | £0.00 | £52.50 | OS |
| 4 stalls | £70.00 | £70.00 | 0% | £0.00 | £70.00 | £0.00 | £70.00 | OS |
| 5 stalls | £87.50 | £87.50 | 0% | £0.00 | £87.50 | £0.00 | £87.50 | OS |

Saturday Market

Registered Trader

| | | | | | | | | |
|----------|--------|--------|----|-------|--------|-------|--------|----|
| 1 stall | £10.00 | £10.00 | 0% | £0.00 | £10.00 | £0.00 | £10.00 | OS |
| 2 stalls | £20.00 | £20.00 | 0% | £0.00 | £20.00 | £0.00 | £20.00 | OS |
| 3 stalls | £25.00 | £25.00 | 0% | £0.00 | £25.00 | £0.00 | £25.00 | OS |
| 4 stalls | £30.00 | £30.00 | 0% | £0.00 | £30.00 | £0.00 | £30.00 | OS |
| 5 stalls | £35.00 | £35.00 | 0% | £0.00 | £35.00 | £0.00 | £35.00 | OS |

Casual Trader

| | | | | | | | | |
|----------|--------|--------|----|-------|--------|-------|--------|----|
| 1 stall | £16.50 | £16.50 | 0% | £0.00 | £16.50 | £0.00 | £16.50 | OS |
| 2 stalls | £33.00 | £33.00 | 0% | £0.00 | £33.00 | £0.00 | £33.00 | OS |
| 3 stalls | £49.50 | £49.50 | 0% | £0.00 | £49.50 | £0.00 | £49.50 | OS |
| 4 stalls | £66.00 | £66.00 | 0% | £0.00 | £66.00 | £0.00 | £66.00 | OS |
| 5 stalls | £82.50 | £82.50 | 0% | £0.00 | £82.50 | £0.00 | £82.50 | OS |

All new traders offered £7.50 per stall on Saturday for a maximum of 6 months

The 6 month period will be cumulative and will be calculated on a rolling basis for each trader

Once a trader has had 6 months discount no further discounts will be given irrespective of time gap between trading

Other Units (Vending Vans, Trailers etc.)

Tuesday Market

| | | | | | | | | |
|-------------------|--------|--------|----|-------|--------|-------|--------|----|
| Registered Trader | £23.50 | £23.50 | 0% | £0.00 | £23.50 | £0.00 | £23.50 | OS |
| Casual Trader | £25.50 | £25.50 | 0% | £0.00 | £25.50 | £0.00 | £25.50 | OS |

Saturday Market

| | | | | | | | | |
|-------------------|--------|--------|----|-------|--------|-------|--------|----|
| Registered Trader | £15.00 | £15.00 | 0% | £0.00 | £15.00 | £0.00 | £15.00 | OS |
| Casual Trader | £20.00 | £20.00 | 0% | £0.00 | £20.00 | £0.00 | £20.00 | OS |