

Agenda Item	7
Report No	CIA/38/18

HIGHLAND COUNCIL

Committee: City of Inverness Area

Date: 30 August 2018

Report Title: Inverness Common Good Fund
Victorian Market, Inverness – Action Plan – Use of Unit

Report By: Inverness City Area Manager

1. Purpose/Executive Summary

1.1 This report follows on from the Annual report on the Victorian Market Action Plan agreed at CIAC on 31st May 2018. The Victorian Market Stakeholder Management Group are recommending that Unit 15 in the Market Hall be set aside for flexible use over the next 2 years

To create:

- Appropriate office space for the Market Superintendent
- A meeting space for Market Traders, Victorian Market Stakeholder Group and Project associated meetings
- A flexible space that can be used to promote and inform the public of the Victorian Market development
- A flexible space that can be used for short term trading/promotion/events
- A short term rentable space for meetings

2. Recommendations

2.1 Members are asked to:

- i. agree to Unit 15 in the Market Hall being utilised for the purposes detailed within the report noting that this Unit will be taken off the market for a period of 2 years;
- ii. note that during this period the Market rent of £13,000 pa will not be available to the Inverness Common Good Fund: and
- iii. agree that the benefits to the Inverness Common Good Fund set out in the report outweigh the potential loss of rental income.

3. Introduction

3.1 The Victorian Market (The Market) is an Asset of the Inverness Common Good Fund (the Fund) and is managed by the Council on behalf of the Fund. The Council is under a duty to ensure that Fund assets are managed efficiently and effectively to produce a Market Value rate of return. Resources are targeted on:

- managing the tenancies so that they produce a Market Value rate of return;
- managing the daily operation of the Market through the provision of onsite Facilities Management Services; and
- ensuring that the fabric and structure of the Market is maintained.

3.2 As part of the delivery programme associated with the Action Plan the Market Manager is developing a series of events which would benefit from taking place within the Market. The use of Unit 15 in the Market Hall would also enhance progressing;

- establishing strong relationships with Market retailers, partners and members of the Victorian Market Stakeholder Management Group;
- delivering physical improvements to the Market; and
- developing plans to deliver major projects for Market shopfronts, The Market Hall and the Academy Street entrance.

3.3 All work is underpinned by the duty to ensure the long term sustainability of the Market as an asset of the Fund.

4. Diaried events that would benefit from this space

4.1 Ness Book Fest w/c 3.10.18

Ness Book Fest. Creative Writing workshop 3.10.18

4.2 Loch Ness Knit Fest 19.10.18

Remembrance Activity 1.11.18 (Erskine and Military Wives Choir)

Loveness Pop Up Meditation Oct 2018

Potential use of the space

Pop up shops

Art/Crafts activities

Santas Grotto/Christmas Shop

Project Activity

Public consultation venue

Project/Stakeholder/Trader meeting space

Drop in centre

Confirmed Interest

Crown & City Centre Community Council

Brian MacKenzie – who is involved with several organisations with small meeting needs

Marketing the Use of the space via

The new website

Social media

SPP Press

All with zero extra cost due to NRS agreement with SPP

Charges for use

Free – Charity use

£20 per hour for vendors to sell

£20 per hour for meeting space

4.3 Links with the Action Plan

- **Wider Benefits to the City and the Highlands** – Linkages are being developed with the City Priorities and the Action Plan. The Market is being developed as a year round destination for Tourists and Local Shoppers, and is being promoted to cruise liner passengers in particular to make best use of the increase in Tour Bus- based visits to the City
- **Physical Improvements** – Access, Signage, Entrances, Opening Hours, and Shop fronts are under consideration, with a view to improving frontages and opening units outwards where possible.

5 Conclusion

5.1 Unit15 in the Market Hall has an approximate market rent of £13,000 PA. Noting the prospects of redevelopment of the market hall this Unit hasn't been occupied since 2016. The advantages of utilising this Unit for the purposes above which promote the objectives of the Action Plan outweigh any potential loss of rental income over the next two years.

6. Implications

6.1 Resource

6.1.1 The costs of the potential loss of income will be accounted for within the budget for the Victorian Market.

6.1.2 There will be a reduction in income to the Inverness Common Good Fund over the next 3 years as the new costs are absorbed and the implications of the Lettings Framework are felt. It is anticipated that income will recover as the Action Plan generates increased Unit occupancy and customer footfall.

6.2 Legal - The Council will continue to meet all its legal obligations under the terms of any contracts agreed and processes will comply with the Councils Financial Regulations and Contract Standing Orders. The agreement of Council may be required for final approval of plans to engage a Market Manager.

6.3 Community (Equality, Poverty and Rural) - The proposals detailed in this report will potentially attract private sector investment and promote job growth.

6.4 Climate Change / Carbon Clever - All contracts will be managed in a manner which meets the Council's obligations in relation to climate change.

6.5 Risk

6.5.1 Business Plans will be prepared giving attention to the points highlighted by the Action Plan and the need to provide for sustainability. The risks identified range from the need to detail management responsibilities, to being clear about expectations on developing the tenancy mix and Market Brand.

6.6 Gaelic - There are no known Gaelic implications arising from this report.

Designation: Director of Development and Infrastructure and the Inverness City Area Manager

Date: 15th August 2018

Author: David Haas – Inverness City Area Manager
Jo Murray – Victorian Market Manager

Background Papers: